

**Melanie
Sala-Friedrichs**

01/26/2005 01:55 PM

To: CityClerkDivision
cc: Brian Bosshardt/COC@ci.chandler.az.us
Subject: Council Emails- AUTO MALL Email #2

Action Item:

Resolution 3806 - GPA04-0003 CHANDLER 202 AUTO PARK PHASE II

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 01:57 PM -----



**<bwbkwilson@cox.net
>**

01/25/2005 07:27 PM

To: <boyd.dunn@ci.chandler.az.us>
cc: <bob.caccamo@ci.chandler.az.us>,
<phill.westbrooks@ci.chandler.az.us>,
<donna.wallace@ci.chandler.az.us>,
<lowell.huggins@ci.chandler.az.us>,
<matt.orlando@ci.chandler.az.us>,
<martin.sepulveda@ci.chandler.az.us>
Subject: Auto Mall Expansion

Mayor Dunn -

We were deeply disturbed today when we read the Gilbert section of the Arizona Republic. It quoted you as saying "the proposed expansion by De Rito Partners fits in with what will be a commercial hub along the Santan Freeway. It sounds as though you have already made up your mind regarding this issue before you've even heard any arguments from residents. Mayors and City Council members are elected to represent the citizens of their cities, not the interests of developers. Being that you are elected officials, maybe you should do your residents the courtesy of listening to their arguments before making your decisions.

Furthermore, we would like to address a few issues that "staff" brought up in their report at the Planning and Zoning Commission meeting last week and refute the notion that an auto mall somehow fits within the regional context of our area.

* Staff stated that the additional 16 acres is 'less than 20% expansion". The point is, there are already two 100 acre auto malls being built within 2 miles of each other. We don't need or want any more, not even a "mere" 20% more, in our neighborhood! When is enough ENOUGH?!

* Staff stated that there "aren't many Regional Commercial uses that will fit on 16 acres other than auto dealerships". We can think of about 1000, can't you?!

* Staff claimed that the majority of opposition was coming from the east side of Gilbert Road. Then why were the majority of people who spoke at the meeting from Chandler? Furthermore, we think people don't bother trying to fight City Hall for the reason stated in the first paragraph. Many people believe today's leaders lack integrity and that all they care about are developers and their money. Please, don't prove them right!

* Staff stated that the community college is projected one day to be as big as Mesa Community College. If this is true, why not give the land to the college for future expansion? Last time we drove by MCC we didn't see

any car dealerships adjoining its property. For that matter, there are no car dealerships around any of the community colleges in the Metropolitan Phoenix area. Is that the legacy you want to leave behind?

* Staff claimed this issue won't lower home values. I disagree strongly. Even if the dealership is architecturally-pleasing, people do not want to live near car dealerships! This will have a negative affect on resale values in the area.

* Staff claimed that service technicians and salespeople will not be "allowed" to drive through neighborhoods. Obviously, "staff" has never worked at or lived near a car dealership. We have done both, and so have a few of the residents who spoke at the last meeting, and we know that's not the case. Dealerships will take their chances and will pay fines in order to make deals.

* Staff claims the "auto mall would generate considerably less traffic than a neighborhood shopping center". While there might be fewer cars going into a dealership than a shopping center, the dealership would bring new traffic into the area. After all, that's why you want it so close to the new freeway, isn't it? Traffic using a neighborhood shopping center would be existing, neighborhood traffic.

* You said in your statement to the paper that this expansion fits in with what will be a commercial hub ALONG THE SANTAN FREEWAY. The northwest corner of Pecos and Gilbert IS NOT along the freeway. It is in an area adjoined by and across from residential neighborhoods, not next to other businesses where it should be.

We urge you to listen to what we, the residents of the area, have to say about this matter. We further recommend you listen to all residents of the area, not just Chandler residents. Gilbert residents do a lot of shopping in Chandler, but if you alienate them, they will look to spend their money elsewhere in the future. Once again, we urge you and all the City Council members, to attend this week's City Council meeting with an open mind regarding this issue.

Wendy and Brent Wilson

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 01:57 PM -----



<nancybug@cox.net>

01/26/2005 09:32 AM

To: <maria.hesse@cgcmail.maricopa.edu>, <mayor@ci.gilbert.az.us>, <david.delatorre@ci.chandler.az.us>, <phill.westbrooks@ci.chandler.az.us>, <boyd.dunn@ci.chandler.az.us>, <fbrock@mail.maricopa.gov>, <bob.caccamo@chandleraz.gov>, <derito@derito.com>

cc:

Subject: NO AUTOMALL EXPANSION!!!!!!!!!!!!!!!!!!!!!!

Tomorrow is the date that either the citizens of Chandler celebrate OR it becomes the date that we roll up our sleeves and start collecting signatures for a referendum.

When 99% of the population truly affected by the auto mall expansion tell you they don't want it, you have an obligation to represent those citizens and vote against it!!!

The more you go against us, the more we question what underhanded actions are taking place and whose getting their palms greased. The more we question your integrity the more we will do everything in our power to take your positions away from you. When the people don't trust you, that's it... it's over and you can't get that trust back.

We choose where we spend our money and with whom we do business. Chandler businesses in general won't take kindly to thousands of customers going elsewhere to do business. We will also choose where we live and if this expansion goes through it won't be in Chandler for long.

I as so many of my neighbors are outraged by what has been fast tracked. There is apathy in the general public to attend these meetings, but yet we still get 100 +. Just think of what that 100 really represents...

Do the right thing and stop supporting the expansion of this auto mall at the corner of Pecos and Gilbert.

Nancy
Resident of Chandler Arizona

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 01:57 PM -----



"Sherrl Bocchino"
<sherrlb@ziptape.com>

01/26/2005 01:18 PM

To: <donna.wallace@chandleraz.gov>, <martin.sepulveda@chandleraz.gov>, <matt.orlando@chandleraz.gov>
cc: <lowell.huggins@chandleraz.gov>, <bob.caccamo@chandleraz.gov>, <boyd.dunn@chandleraz.gov>, <phill.westbrooks@chandleraz.gov>
Subject: Chandler-Gilbert Community College's sell-out.. this is an injustice to future of education in Chandler-Gilbert AZ

Sent: Wednesday, January 26, 2005 1:01 PM

To: 'maria.hesse@cgcmail.maricopa.edu'; 'bob.caccamo@chandleraz.gov'; 'phill.westbrooks@ci.chandler.az.us'; 'derito@derito.com'; 'dvasquez@az.gov'; 'bhill@az.gov'; 'pkoebler@az.gov'

Cc: 'fbrock@mail.maricopa.gov'; 'info@noautomall.com'; 'david.delatorre@ci.chandler.az.us'; 'jflake@azleg.state.az.us'; 'lgray@azleg.state.az.us'; 'jtibshra@azleg.state.az.us'

Subject: Chandler-Gilbert Community College's sell-out.. this is an injustice to future of education in Chandler-Gilbert AZ

The Arizona Republic

CGCC neutrality in auto-mall deal all about money

Jan. 25, 2005 12:00 AM

So the mystery is solved. It's the money. The mystery? The neutrality of Chandler-Gilbert Community College when the city of Chandler took a parcel of land right next to the college, which was zoned by previous planning commissions and ratified by the voters for college support businesses, such as bookstores, coffee shops, restaurants and child care centers, and rezoned it for a gigantic regional auto mall with its accompanying diesel trucks belching black smoke while delivering loads of cars, intrusive public speaker systems, bright lights, cars being test-driven in nearby neighborhoods and accompanying heightened occasion for thievery, which

can spill over into the college parking lots, where there also will be lots of car radios, hubcaps and other auto paraphernalia for the taking.

College President Maria Hesse "asked the city for a \$1 million share of the future auto mall's sales tax to compensate for the possible loss of college services." From *The Chandler Republic*, Jan. 21.

How sad that Chandler-Gilbert Community College's 40,000 future projected students will be without this support area. How sad for Chandler that its community college will be diminished. How sad for the many residents surrounding this parcel whose homes have been built over the past 10 or so years who also will be deprived of these neighborhood-friendly businesses and have to endure the balloons, streamers, big billboards, noise and air pollution.

How sad for democracy, that the voter-approved zoning plan could be wiped out behind closed doors. How sad, when a business that cares nothing for the college or the bordering neighborhoods, with its gaudy billboards, noise and pollution arrives and the college realizes its mistake. The bothersome intrusions will be upon us and they will be there to stay. No turning back, even for \$1 million.

- Avis Bogumill
Chandler

Lawmakers weighing in on auto mall

Edythe Jensen

The Arizona Republic

Jan. 26, 2005 12:00 AM

CHANDLER - Two state lawmakers from Phoenix and Mesa, neither of whom represents the affected area, are weighing in against a proposed Chandler auto mall expansion.

The new opposition comes as the City Council is set to vote on a General Plan amendment Thursday night that would add 16 acres to a 113-acre future auto mall near Pecos and Gilbert roads.

Reps. Ben Miranda, D-Phoenix, and Karen Johnson, R-Mesa, sent e-mail to neighbors and Chandler Mayor Boyd Dunn after protesting residents sought their support.

Miranda, a former Avondale city attorney, said he is "very concerned" about plans to expand an auto mall next to Chandler-Gilbert Community College. He also said it could trigger legislation that limits cities' power to offer tax rebates and change voter-approved land-use plans.

"The Legislature may need to remind city councils that they shouldn't change (land-use) plans in midstream just because somebody offers them a deal," Miranda said.

Chandler and Gilbert have promised tens of millions in sales-tax rebates to lure auto malls,

which are among cities' largest tax generators.

Johnson declined to comment directly on her involvement, but in her e-mail to a resident said she intends to talk to state lawmakers representing Chandler.

Dunn said the proposed expansion by De Rito Partners fits in with what will soon be a commercial hub along the Santan Freeway.

This story also appeared in The Chandler Republic.

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 01:57 PM -----



"Marcus A Cadell"
<MCadell@sssc.com>

01/26/2005 01:24 PM

To: <boyd.dunn@ci.chandler.az.us>
cc:
Subject: Stance on Expansion of Auto Mall

Boyd,

I have worked in human resources for the past 10 years and finding skilled labor to fill our vacant positions is growing increasingly difficult. By not allowing room for expansion to the CGCC at the NW corner of Pecos and Cooper for future students would be a mistake to businesses who depend on them. It is inevitable that the schools current facilities will need to be expanded and placing an auto mall on the site does not fit. Does Chandler have land set aside at another location for future campus expansion?

Regards,

Marcus Cadell
2151 E Flintlock Way
Chandler, AZ 85249

**Melanie
Sala-Friedrichs**
01/26/2005 09:29 AM

To: CityClerkDivision
cc: Brian Bosshardt/COC@ci.chandler.az.us
Subject: City Council Emails - AUTO MALL

Action Item:

Resolution 3806 - GPA04-0003 CHANDLER 202 AUTO PARK PHASE II

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



<louis2003@cox.net>
01/20/2005 01:36 PM

To: <Mayor&Council@chandleraz.gov>
cc: <david.delatorre@ci.chandler.az.us>, <mayor@ci.gilbert.az.us>,
<maria.hesse@cgcmail.maricopa.edu>,
<bob.caccamo@chandleraz.gov>, <fbrock@mail.maricopa.gov>,
<jtibshra@azleg.state.az.us>, <info@noautomall.com>
Subject: GPA04-0003 CHANDLER 202 AUTO PARK PHASE II

Chandler Mayor and Town Council (Mayor&Council@chandleraz.gov):

One of the freedoms we enjoy in this nation is to voice our concerns. I am writing this to voice my opposition to the Planning & Zoning General Plan Amendment titled GPA04-0003 CHANDLER 202 AUTO PARK PHASE II. I attended the Jan. 19th Planning Commission Meeting where the Planning and Development Team recommended this amendment to the Planning Commission and was subsequently approved by the Commission. There were 110 (77%) of the 142 pages of this report that were full of email, memos and letters from neighbors of the Chandler and Gilbert communities who opposed this project. During the meeting about 40 people opposing the plan spoke out through a common speaker and another 20 or so individuals spoke out in opposition as well. The room near or at capacity, filled with citizens of both communities who opposed this amendment. I was appalled at the Commission's lack of interest in this discussion and the hasty approval.

I don't understand how a qualified Planning team could have produced such an irresponsible report. The report makes statements such as "the 20% expansion would not be out of context with the area". In what context? A 45 minute discussion was presented that showed the history of that area as being reserved for neighborhood shopping. Many discussions were presented showing the close proximity of the Chandler-Gilbert Community College to the site. Student parking is only about 100ft. from the site. Discussion to the Commission showed neighborhoods located at each corner at about 200-300ft. away. Discussion showed there was no other area that would provide coffee shops or other neighborhood services within walking distance. Points were further made concerning the fact that students, 17, 18 and even 15 years old, attend the college and would be forced to walk or drive across busy Gilbert Road to grab a bite to eat or pick up necessities.

I made the point of the numerous memorials we see and hear about each year where students were walking or driving off campus at lunchtime and got killed. Was this even considered when the Commission so quickly approved this request? Was the fact considered that there is a potential of 20,000 students at this college by 2010. How many deaths are anticipated because the Planning Team and Commission has not included this in the report or in their questioning? Who will be taking responsibility to talk to the parents of these students and explain that "Money", or personal gain, was more important than the student's safety?

I also question the logistics of the traffic figures presented. I say "figures" and not study since a study would have also consider the fact that the traffic utilizing the neighborhood shopping is generally the same traffic coming in and out of developments and the college already. Traffic generated from an auto mall is new" traffic. This creates an addition to the current college and neighborhood traffic. Cutting and pasting a few figures from an ITE manual does not constitute a study. Analysis should be shown considering the effect of having neighborhood services within walking distance versus having to drive off campus. I believe it's called a Local Trip Generation Study and I would have expected the Commission to have asked for these study results prior to making their decision.

I was shocked at how little questioning the Planning Commission directed to the planning team or the developer. It appeared that the Commission had already made up its mind to approve this measure based on the lack of direct, technical questions a person in their position should have asked. Here are a few questions I'd like answered:

1. Was the fact considered that students (including minors) would be forced to drive off of walk off the campus during lunch or other breaks due to having contained local neighborhood services nearby, essentially putting the student lives at risk?
2. Was the fact considered that the planned college parking lots (2) are only a couple hundred feet from the site and would be convenient access to the college students?
3. Was phase 4 of the CGCC plan ever considered, showing the real build-out of the campus and how inappropriate an auto park would be in that context, next to sports fields and student parking?
4. What the fact that the plan all along for this area has been low density residential with neighborhood commercial? Regional Commercial areas were identified long ago. The plan was voted on. Wouldn't a responsible Planning Commission address this issue openly, in public, and make a statement of why they were going against the public plan? Shouldn't they consider and discuss other alternatives with the current zoning such as Low Density Residential?
5. Why didn't the Planning report include surveys of neighborhood residents near existing Auto Malls, not just the dealers? Were they afraid of the answers they would receive? This alone shows how irresponsible the recommendation was and how pathetic the Commission's line of questioning was.

I hope you fully consider these points before making such a grave decision as to approve this project.

Sincerely,

Louis DePalma
124 E. Mary Lane
Gilbert, AZ 85296

Copies To:

David Delatorre in Chandler Long Range Planning at
david.delatorre@ci.chandler.az.us
Gilbert Mayor Steve Berman at mayor@ci.gilbert.az.us
Chandler-Gilbert Community College President Maria Hesse at
maria.hesse@cgcmail.maricopa.edu
Chandler Councilman Bob Caccamo at bob.caccamo@chandleraz.gov
Fulton Brock, Board of Supervisors for nearby County land at
fbrock@mail.maricopa.gov
Jay Tibshraeny, Arizona Senate, jtibshra@azleg.state.az.us

info@noautomall.com

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



**"John
Schnekenburger"**
<jcschnek@cox.net>
01/10/2005 08:09 AM

To: <fbrock@mail.maricopa.gov>, <Boyd.Dunn@ci.chandler.az.us>,
<David_De_La_Torre/COC@ci.chandler.az.us>
cc:
Subject: AGAINST Automall Phase 2: GPA04-0003

John Schnekenburger
16225 S. Catalina St.
Chandler, AZ 85225
Country Place at Chandler

I live near the affected property and am AGAINST the proposed Automall Phase 2: GPA04-0003

This is not what this was intended to be used for. If you lived by this property you would feel the same. Please take into account who votes you into office - citizens, not developers. Thank you.

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"Terry"
<irishman77@qwest.net>
01/10/2005 07:01 PM

To: fbrock@mail.maricopa.gov
cc: Boyd.Dunn@ci.chandler.az.us,
David_De_La_Torre/COC@ci.chandler.az.us
Subject: Chandler Auto Mall

Dear Sirs,

My name is Terry Kane and I live at 13331 E Cindy St just north of the Chandler/Gilbert Community College. The reason I'm contacting you is to voice my concern over Phase II of the proposed Auto Mall. I understand that the city needs the tax revenue to pay for the city services provided, but I think 92 acres south of Pecos Road is more than enough room for the auto mall. The increase in traffic will be bad enough but to spread this out over both sides of Pecos Road is excess. The increase in traffic will be bad enough as is. The land was zoned as is for good reason so leave it zoned as it is. I can put up with the mall on the other side of the street but to expand it next to the college and lower the property values in our neighborhood is just plain wrong. How would you like to have an auto mall in your backyard? What that corner needs is a small strip mall that would serve the college and the neighborhood. Not 16 acres of expanded auto mall. I ask you to really think about your vote on this issue in terms of how it affects the neighborhood and not just the money in the bank. If you can't have a quality of life in Chandler why would someone want to live here. I thank you for your time.

Yours truly,

Terrance P. Kane

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"lois cornwell"
<DOLLMSTR@peoplepc.com>

01/10/2005 08:10 PM

To: <Boyd.Dunn@ci.chandler.az.us>
cc:
Subject: Automall 2 GPa04-0003

Sir not another mall. That is not our quality of life. No more big town. Please don't pass it.

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"K Urakawa"
<ksurakawa@hotmail.com>

01/11/2005 01:16 PM

To: fbrock@hail.maricopa.gov, Boyd.Dunn@ci.chandler.az.us,
David_De_La_Torre/COC@ci.chandler.az.us
cc:
Subject: Proposed Automall Expansion, NW corner Gilbert Road & Pecos Road

My name is Ken Urakawa, and my family and I live at 13316 E. Chicago Street, just north of the proposed expansion of the Automall.

I would like to express my strong opposition to this expansion. It was my understanding that the property has already been zoned for neighborhood commercial--shops, cafe, that sort of thing. Adding more size to an already monstrous auto mall just doesn't seem to be in the spirit of the neighborhood.

There are lots of families that live in our neighborhood, and an elementary school. Kids walk and play on our sidewalks, and it's a nice quiet setting for them. I'm already concerned about the economic impact on our neighborhood, but I think that putting even more autos on our side of the street would affect our quality of life.

I know that this is a business matter to you, and you're thinking about the bottom line. But consider it from our perspective, and think about how you would feel if you were told that one thing would be built, and then something else (considerably less attractive, by the way), was put there instead.

Thanks for your time

Ken Urakawa

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"J. Richtelli"
<Richtelli@cox.net>

01/11/2005 04:57 PM

To: <boyd.dunn@ci.chandler.az.us>, <phill.westbrooks@ci.chandler.az.us>,
<david.delatorre@ci.chandler.az.us>
cc:
Subject: Auto Mall

Dear Mayor & Vice Mayor,

As a citizen of the community I am concerned about the future plans of an Auto Mall at the Northwest corner of Gilbert/Pecos for the following reasons:

1. The proposed Auto Mall expansion would be aprox. 200 yards from my residence to the north. This creates the following concerns:

- A. Devaluation of my home
- B. Nuisances at all hours of the day (i.e. lights, truck deliveries and vehicle traffic)
- C. Safety considerations (i.e. test drives in residential neighborhoods with children)

2. Auto Malls (or over flow parking areas) do not belong next to a community college. If you look at neighboring community colleges you do not see car dealerships next door (i.e. MCC, Phoenix College, SCC or GCC). What you do see is small retail shops to accommodate students (coffee shops, restaurants and book stores).

3. The location of the proposed Auto Mall expansion was originally zoned for Neighborhood Retail for good reason. It is not fair to neighboring home owners who purchased there home with the understanding that the area was zoned for neighborhood retail and now changed to accommodate an Auto Mall expansion.

In closing, the Auto Mall project has enough land to be a successful business and contribute to the tax base of Chandler. Please consider the Citizens of Chandler, Gilbert and Maricopa County when you cast your vote for the Auto Mall expansion.

Thank you,

John Richitelli
13332 E. Chicago St.
Chandler, AZ 85225

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"C Martin"
<cmartin34@cox.net>
01/11/2005 05:34 PM

To: <Boyd.Dunn@chandleraz.gov>
cc:
Subject: expansion of auto mall

Dear sir. I have taken the time to speak to numerous students at CGCC. In fact 10 years ago I was a student there. I am a nurse and my husband works at General Dynamics. I have attended many of the Chandler Foundation Scholarship functions. I know many Chandler teachers. Not one of them feels that an auto dealership is a appropriate complement to the Community College. We were surprized to hear about this in the paper. What is Chandler thinking? This seems to be the concensus! Yes, we are sure the developer and the City benefits monitarily. But before we all jump on the green eyed monster let's consider what is best for the college. Fumes, lights. theft, noise? I think that this reeks of our capitolistic society! This would never happen in cities that truly plan, stop and think about long-term effects! Please respond ! Cindy and Glea Martin

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



John P Bogumill
<jabogumill@juno.com>
>

To: Boyd.Dunn@ci.chandler.az.us
cc: fbrock@mail.maricopa.gov, charles.reinebold@cgcmail.maricopa.edu, maria.hesse@cgcmail.maricopa.edu



01/11/2005 06:11 PM

Subject: Auto Mall

Dear Madam or Sir:

We are writing to express our opposition to the auto mall on the corner of Pecos and Gilbert Roads because of the negative impact it would have on the many surrounding residents who live nearby.

By nature, an auto mall is a loud, intrusive business.

1. The merchandise to be sold is out of doors. This cannot be mitigated.
2. The merchandise is very expensive and therefore, must be protected by bright lights and other security measures. The bright lights are intrusive. This cannot be mitigated!
3. The merchandise is sold out of doors. The communications used in selling (including intercoms) and test drives must be done out of doors on a loud public address system. THIS CANNOT BE MITIGATED. (Or it won't be if the seller is to maximize business, which he will do).

Please do not approve an auto mall in the residential area of Gilbert and Pecos. Put this auto mall somewhere else, where private residences have not yet been built.

Thank you.

Sincerely yours,

Bogumill
Street
85225

John and Avis
13335 E. Cindy
Chandler, AZ

P.S. to Chandler Gilbert Community College. We think the college should also get involved in this issue. Over the years we have been good neighbors to you (even taking some of your courses, and not complaining about your occasional noise) and we think it is time for you to return the favor; and join the opposition to the auto mall intrusion.

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"Joy Wolosonovich"
<joywo@hotmail.com>
01/12/2005 09:17 AM

To: boyd.dunn@ci.chandler.az.us
cc: info@noautomall.com
Subject: Fight Against the Auto Mall

Dear Mr. Mayor,

I am a resident of the Kempton Crossing neighborhood located and Cooper and Pecos in Chandler. I am one of many residents **against** the auto mall planned to go in at Gilbert and Pecos next to the Chandler-Gilbert Community College (just one mile from our home). This is a horrible idea as **this is a neighborhood!** We do not want the traffic that this will cause congesting our neighborhoods.

This auto mall must choose a different location! It is not fair to those of us who chose a quiet, out of the way community to raise our families.

If you would like further input, I am free to discuss any questions you may have.

Regards,

Joy Wolosonovich

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"Colby LeMaire"
<colbylemaire1@cox.net>

01/13/2005 10:55 AM

To: <Boyd.Dunn@chandleraz.gov>
cc:
Subject: Auto Mall

It has been brought to my attention that an Automall is being proposed next to residential neighborhods and the Chandler-Gilbert Community College. I am adamantly opposed to this as is my wife, and I hope you really consider the residents and listen very closely to our concerns. I am not opposed at all to small business such as coffee shops or grocery stores, but I will do my part to see that this automall does not happen due to an auto mall bringing increased crime, dangerous "test-drive" traffic, hazardous materials and noise. I have always voted in national elections, but in local elections I have not performed my civic duty. If you look at the www.noautomall.com site you will see that over 10,000 people have visited. This proposal has lit a fire in myself and many of our neighbors. Many of us will be first time voters come next election, and I hope you fight for us, your Chandler citizens.

Concerned Chandler Residents,
Heather and Colby LeMaire

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"Jeff's Gerber"
<jeffgerber@cox.net>

01/13/2005 02:46 PM

To: <boyd.dunn@ci.chandler.az.us>
cc:
Subject: Proposed Automall Phase 2: GPA04-0003

Dear Mayor Dunn,

I am a home owner/citizen who lives at 13334 E. Jupiter Way, Chandler, AZ 85225. My home is in the county island that contains the Country Place @ Chandler subdivision. We are located just west of Gilbert Road and just north of Pecos Road. The proposed Automall Phase 2/expansion would be just to our south.

I recognize that I am a citizen of the County of Maricopa, not the City of Chandler, but I hope you will consider my request. I ask that you lend your voice to the opposition to this proposal. I'm very concerned that this expansion will have significant safety concerns, which leads to reduced quality of life in our

subdivision. The increased noise and the storage of hazardous chemicals that close to my home and that close to the Chandler Gilbert Community College are a concern. My greatest fear is that our neighborhood will become the 'proving ground/test track' for mechanics associated with the proposed AutoMall expansion. Ours will be one of the closest neighborhoods for mechanics to perform test drives. The City of Chandler seems to have undertaken the building of speed humps/bumps in some subdivisions located within the City boundaries around the proposed AutoMall. Our community does not have this luxury. In fact, the County has repeatedly rejected our plea for these speed control measures citing budget constraints. One need not be an auto technician to realize that streets without speed bumps/humps will be a draw for mechanics to test vehicles versus streets that contain these speed control devices. I do not look forward to the consequences the will follow for my community should the proposed AutoMall expansion proceed. I enjoy the quality of life that I currently have. I would not like to see that impacted negatively.

Thank you for your time and consideration in this matter. Should you wish to contact me directly to discuss this matter, you may do so at 602-330-7272 in addition to my provided e-mail and street address.

Regards,
Jeff Gerber

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"Joni"
<azmink@cox.net>

01/13/2005 10:38 PM

To: <Boyd.Dunn@ci.chandler.az.us>
cc:
Subject: auto mall expansion



Hi Joni,
Great letter. Can you send the same letter to Bob.Caccamo@ci.chandler.az.us,
Phill.Westbrooks@ci.chandler.az.us, Boyd.Dunn@ci.chandler.az.us?

Thanks,
Mireille



Hello,

I too live in Allen Ranch and am very much apposed to the expansion of the auto mall. I was never notified that the land was going to be used for this purpose. I can guarantee you that the majority of us would not have bought homes

costing \$450,000 in this area had we known that DeRito was going to come in and turn this area into what I consider an industrial/commercial area. It will substantially diminish the quality of life and resale potential of homes in Allen Ranch.

I will definitely add my money to help hire an attorney to fight to prevent the auto mall from going forward.

We do not need two auto mall within 3 miles of each other in this area. The auto mall being built at Valvista and Pecos is more than enough. Neither Gilbert or Chandler is thinking of the residents, only of subsidizing their city coffers.

Sincerely,

Joni Gallardo

Resident of Allen Ranch

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



Dkparady95@wmconnect.com

01/14/2005 06:57 PM

To: fbrock@mail.maricopa.gov, Boyd.Dunn@ci.chandler.az.us,
David_D_La_Torre/COC@ci.chandler.az.us

cc:

Subject: AUTOMALL

DAWN PARADY
13314 E Cindy Street
Chandler, AZ 85225
(480)632-2929

I am new at this and not too sure what u need to hear from us people who live in this community, but my family and i want nothing to do w/any automall here in this community!! **AUTOMALL PHASE 2: GPA04-0003** This will depreciate our houses, bring theft crime into our neighborhood where we have lots of children, who should be considered first! Isn't there enough construction going on in this area do we need this too?

thanx for reading

Dawn Parady

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



<fourminaz@cox.net>

01/15/2005 06:44 PM

To: <boyd.Dunn@ci.chandler.az.us>

cc:

Subject: auto mall good idea

Honorable Mayor Dunn, I am a resident of Allen ranch, and I am writing you in response to the 16 acres that Chandler had proposed for an auto mall. I do understand revenue that comes from this type of commercial endeavor, however, who was the brainiac that thought that an auto mall right next to a school would be a good idea?? I hope it was n't your office. It seems to me that good access to, cafe's, bookstores, and good neighborhood business's would be so much more beneficial to the students. Placing a "auto mall" right next to the school and athletic fields would be a bad thing....just my opinion..

thank you for your opposition to this disaster

Martin M Moorehead

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



<michaelparent@cox.net>

01/17/2005 07:45 AM

To: <Boyd.Dunn@ci.chandler.az.us>

cc: <phill.westbrooks@ci.chandler.az.us>

Subject:

Dear Distiguished Mayor Boyd, Vice Westbrooks, and Mr
Deltorre:

My wife and I are fairly new residents of Chandler. We reside at Kempton Crossing, 2090 E. Whitten St., Chandler, AZ 85225, immediately west of Chandler-Gilbert Community College.

I do not write to you this morning to complain, but to offer to you a reasonable petition to prevent any re-zoning, and thereby protecting the integrity of existing neighborhoods from futher extention of the proposed Auto-Mall on 16 acres on the Northwest corner of Pecos Rd and Gilbert Rd.

I'd first like to thank each of you for what appears to be a progressive, but insightful approach to the development of our city, in conjunction with nearby city leaders. These are the times where you, our elected leaders are charged to honor the families and people who live here, FIRST, over and above corporate interests. You have the awesome task to reflect even more the impact your decisions will have on the 'Community' for many years to come. Once such decision is made, and earth is moved, it will be clear that there will be 'no going back.'

In a world which celebrates the next 'sound-bite', and where the prevailing attitude is to talk first, and think later, I thank you for your service.

NOW is the time to LISTEN to us the people who voice our heartfelt concerns that the re-zoning of the area in question will completely disrupt the existing continuity of this residential community.

It is very clear that over 98 acres is not enough to satisfy the developers of the already approved southwest corner. I offer that any developer could

not see his or her intentions to acquire more land to sell more cars in the MIDDLE OF WONDERFUL FAMILY ABODES, objectively!

I propose that a developer with any foresight would leap at the opportunity to show the community what it gives back by NOT pushing to develop areas as well. I hope that you consider this too.

One last final personal note. As my wife and I begin to explore our fair city, (prior to the proposal to re-zone) I found a perfect jogging area between our Kempton Crossing and Allen Ranch. I just had to stop at the Chandler-Gilbert Community College Soccer field to stretch, and I was really 'taken' by the breathtaking view of the mountains east, and the surrounding valley, and a few modest fields of green extending east to Gilbert Rd. I thought that it was a wonderful thing to live away from the inner rush of Phoenix, and that this small parcel of land was such a beautiful bridge between Chandler and Gilbert. A place where people should go to feel peace.

Please, I implore you to all take 10 minutes of your time to meet at the CGCC soccer field bleachers together, during the Magic Hour of an Arizona sunset, sit quietly, observe, listen, and reflect, (PRIOR to YOUR VOTE) and tell me this is not a TREASURE, and that the public would be better served with more traffic, and more cars...

I believe that you will then easily make your decisions.

Thank you for your service,

Sincerely,

Michael and Linda Parent
Kempton Crossing
2090 E. Whitten St
Chandler, AZ 85225
480-980-2634

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"Barry Southwick"
<bsouthwick@bbjlinen.com>

To: <boyd.dunn@ci.chandler.az.us>
cc:
Subject: Auto Mall

01/17/2005 02:51 PM

Dear Mayor Dunn -

we are 100% against the proposed Auto Mall on the northwest corner of Gilbert/Pecos Roads right next to the Chandler-Gilbert Community College! Also, with residential housing so close, it is unthinkable that something like this would even be considered! The 16 acres at that corner was supposed to be used to enhance the student/resident experience (cafe, coffee shop, book store, etc.). Car lots will do anything but that! Please be a leader that cares about students, families and residential communities

and not about the almighty dollar! These car lots can go somewhere else where they won't affect schools and residential housing!!!! Please stop this now! Thank you!

Barry Southwick

BBJ Linen
3191 N. Washington Street
Chandler, AZ 85225
480-503-4449 W

Barry Southwick, General Manager
Arizona Regional Sales Office and Warehouse
3191 North Washington Street, Suite 4
Chandler, Arizona 85225
(480) 503-4372 - Phone
(480) 503-4363 - Fax
bsouthwick@bbjlinen.com
www.bbjlinen.com

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



<louis2003@cox.net>

01/17/2005 05:37 PM

To: <david.delatorre@ci.chandler.az.us>, <boyd.dunn@chandleraz.gov>

cc:

Subject: GPA04-0003 CHANDLER 202 AUTO PARK PHASE II - General Plan Amendment

Mr. Mayor and Mr. DeLatorre,
I am a resident of the Allen Ranch community directly East of the proposed Chandler auto park extension. I want to specifically express my objection to the following proposed General plan Amendment:

GPA04-0003 CHANDLER 202 AUTO PARK PHASE II
Request to amend the General Plan by re-designating approximately 16-acres located at the northwest corner of Pecos and Gilbert Roads from Low Density Residential to Regional Commercial.

The Chandler General Plan, dated November 1, 2001 that was made available to residents of Allen Ranch and surrounding communities at our time of purchase, designates this area as Low Density Residential. This plan allows for neighborhood shopping centers at the corner which is the appropriate use of this land. Re-zoning this land for Regional Commercial to support a project such as an Auto Park would be inappropriate given the following fact:

Chandler-Gilbert Community College has no other adjacent area that will provide neighborhood commercial support for a student body planned to be about 17,000 by year 2010. This means that you will be forcing the student body of this campus to drive or walk across off the campus to other areas such as the SE corner of the same intersection. This will only lead to the all-familiar incidents we have read about in the news where students get killed either driving off campus or crossing a busy intersection. Examples would be at lunch-time just to get a bite to eat or pick up supplies. Please make the responsible decision and consider the potential deaths that could occur if you make the remove these neighborhood commercial services in order to extend the

auto mall.

Lastly, the General Plan was reviewed and voted on by the public. It is clear in the Land Use map, the Airpark plan, and the CGCC plan that this area was never intended for Regional Commercial. CGCC support students from both our communities high schools and even in the 15 year old and younger group. You would not put Regional Commercial usage next to your high school, right? Please consider rejecting this request and having the developer look for a more suitable location away from our educational facilities.

Sincerely,
Louis DePalma
124 E. Mary lane
Gilbert, AZ 85296
480-963-9276

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"James Cobb"
<james52@cox.net>

01/17/2005 08:55 PM

To: <Boyd.Dunn@ci.chandler.az.us>
cc:
Subject: Opposition to Auto Mall

Dear Mayor Dunn:

Request your support in my opposition to the proposed Auto Mall at the Northeast corner of Gilbert and Pecos Roads next to Chandler-Gilbert Community College and across from my neighborhood.

I have attended one of the meetings held by the developer at the Willis JR High in DEC '04 and will be attending the Chandler Planning & Zoning meeting WED 19 JAN at the City Council Chambers. I am not a resident of Chandler as I live in Gilbert, just east and across the street from the proposed location. The auto mall will have a direct impact on my neighborhood. From what I have heard and understand from the papers and the meeting is that tax revenue's are a major influence in approving this re-zoning action by the City of Chandler. I knew that some day some type of business(s) would be constructed in the area. As I have driven around the valley, and looked at the different auto dealerships, I have not found one in such close proximity to housing developments as this one. If I knew that an Auto Mall was being considered, it would have influenced my decision to buy a home in this area, and I would most likely have purchased elsewhere.

Thank You for your time and consideration of the community and myself when the City makes this re-zoning decision. I can be reached at this email (james52@cox.net) location or at my home:

Sincerely,

James E. & Danielle Cobb

87 E. Hopkins Road

Gilbert, AZ 85296

480-361-7665

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"imhape"
<imhape@cox.net>

01/17/2005 09:17 PM

To: <boyd.dunn@ci.chandler.az.us>

cc:

Subject: Proposed auto mall at NW corner of Pecos and Gilbert Rd.

Mr. Mayor, I want you to know that I am VERY angry that Mr. DeRito has requested a rezoning of this property for an auto mall extension!!! My family lives just two homes east of Gilbert Rd., across from this area, and I do NOT want an auto mall looming between us and the college. It is VERY unfair for him to even consider putting an auto mall so close to residences and the college!!

I would hope that no friction would ensue because of this request, but do know the residents in our area are VERY angry about it. If Mr. DeRito is community-minded at all, it would seem to me that he would not impose his selfish

request upon those of us so close to this area. We had NO idea when we purchased our home here that we would EVER have this problem to contend with!!

I would hope the City of Chandler would be considerate of us in Gilbert, and that there will not have to be bad feelings between our two great cities because of this request for rezoning.

Sincerely,

Ina Hancock, 46 E. Hopkins Rd., Gilbert, AZ

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



<siobhanclark@cox.net>

01/18/2005 06:26 PM

To: <david.delatorre@ci.chandler.az.us>, <Boyd.Dunn@ci.chandler.az.us>,
<phill.westbrooks@ci.chandler.az.us>

cc:

Subject: Auto Mall Expansion

Dear Sirs,

I am writing to express my husband's and my feelings on the expansion of the auto mall North of Pecos and West of Gilbert Rd. Our names are Siobhan and Randy Clark We live at 880 South Lafayette Drive CHANDLER Az. 85225 Phone # 480-659-9203

We were also both at the original Zoning meeting and the Council meeting that followed. We heard a few items that we feel needs to be address as part of our discontent on the expansion of the nasty and unnecessary auto mall.

It was commented that "Gilbert Residents" were making this opposition and minimal Chandler Residents. I can speak for us that we wouldn't have know about this if it wasn't in Large part for the Group that is being formed to address this "added acre" North of Pecos. The city did minimal to step outside of its legal zone when contacting the Chandler residents just west of "legal required area of contact". Well that would have been us! Instead the Gilbert people got it because they were in the "legal zone of contact". So I ask, Who do you think would spear head this? The ones who know about it?! If that

question were to come up again Please know this is in large part why Gilbert spoke up then... However, it is also Chandler now, loud and clear.

We also heard where were we when the larger part of this nasty auto malls got approved. Well not to repeat myself however the answer is the same as above. We were out of the "legal zone of contact" I believe the cows and the empty lot of houses being built today fell into the "legal zone" Again our tax dollars at work for who we ask???? We are both truly disappointed in the whole process that "fast tracked" that part of the nasty auto mall through. We fully understand that the nasty auto mall south of Pecos will be going in. There is no stopping that now. Shame on all of you for allowing it to go through in the first place. What were you all thinking? Two Large Nasty auto malls within 4 miles. Lets just hope that doesn't come back to bite you. Then again I'm sure None of you even live with in 5 miles of these 2 nasty things!

As to with this modest piece of land just north of Pecos that you all want So desperately to make part of this Nasty auto mall. We say Enough is Enough. We as taxpayers DON'T WANT IT! That should stand for something. Since we are the ones who live here, pay our taxes, and buy here also. You need to step back and think of the greater good for our community and neighborhood. This is NOT why the College Area plan was established and zoned "residential and neighborhood commercial". We don't want the nasty auto mall north of Pecos. What we do want is a shopping center that will be used and is more aesthetic as well as practical. At the meeting it was brought up that having a "shopping center" there would in fact be More traffic then the Auto mall. Ok We understand that. Yet what I believe you aren't hearing is the FACT that it is 2 completely different kinds of traffic. Two different kinds of needs, wants and desires of us as CHANDLER Residents.

We Don't want, Lower home values for having a tacky, unsightly, noisy, Auto dealer ship in our College neighborhood.

We know the nasty auto mall will be south of us no matter what happens with the up coming meeting because, as you our voted in appointed Council has already done when you allowed the fast tracking of the auto mall just south of Pecos to go through. We are "stuck" with that. We are not Stuck with the 16 acres north of Pecos. Which is what this is ALL about. WE DO NOT WANT IT THERE. Please do not allow this expansion to go through. No one knows what the future holds and the disadvange of having 2 auto malls with in a 4-mile area being successful is slim. By giving in to these 16 acres only makes for more a larger area to have a failed business in and empty lots to attract crime and be unsightly.

One other thing that came up in the meeting was also that no one from the college was there to speak. We only have one ting to say in response to that. Don't bite the hand that feeds you. The developer gave something to them that they wanted and in return got their silence. Hmmmm.

What we want to say to you all today is. This is NOT what we as CHANDLER Tax paying and Voting residents want in our Neighborhood community. Please do not allow this to pass !

Sincerely,
Siobhan and Randy Clark

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



Mombzbe@aol.com
01/19/2005 08:29 AM

To: fbrock@mail.maricopa.gov, Boyd.Dunn@ci.chandler.az.us,
David_De_La_Torre/COC@ci.chandler.az.us,
charles.reinebold@cgcmail.maricopa.edu,



trish.neimann@cgcmail.maricopa.edu,
maria.hesse@cgcmail.maricopa.edu,
mark.mason@cgcmail.maricopa.edu

cc:
Subject: Automall Phase 2

My name is Annalisa Coody. I live nearby to CGC and am against the proposed Automall Phase 2: GPA04-0003.

In the nine years that I have lived here, I have watched the cornfields be turned into stores and homes. I have welcomed them because I realize we live in a fluidly changing area and these things come along with growth. However, I am opposed to the Automall Phase 2. Had I known about Phase 1, I'd have been opposed to that as well.

The increased traffic such a proposed business brings will make me worry more about my family's safety. My children are still quite young, and the increased noise along with the traffic is sure to be disruptive to our daily routines as well as those of my neighbors.

Please reconsider your position on this proposed project. We are all members of the same community and should work together to be considerate of each other's needs.

Thank you for your time,
Annalisa Coody

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"EDMUNDO YI"
<eyi3@cox.net>

01/19/2005 09:52 PM

To: <boyd.dunn@ci.chandler.az.us>
cc:
Subject: No to AutoMall

Mayor Boyd Dunn,

It is of my concern that developers are trying to rezone an area surrounded by residences and schools. Building an Auto Mall will destroy that tranquility we all chose to live in. We have children who will drive their bikes to and from school, little to no traffic and pollution, no semi-trucks driving down our streets, no test driving around our neighborhood, traffic in the area is just related to residents and neighbors, we simply don't want to loose things we chose when we decided to move in.

I am strongly opposed to the rezone.

Best regards,

EDMUNDO YI

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



Kristina
<kristina_73@yahoo.com>

01/20/2005 11:11 AM

To: boyd.dunn@chandleraz.gov, phill.westbrooks@chandleraz.gov,
david.delatorre@ci.chandler.az.us, steveb@ci.gilbert.az.us
cc:
Subject: Chandler 202 Auto Park Phase II Expansion

My husband and I are residents of Allen Ranch and are opposed to the expansion of an auto mall on the NW corner of Gilbert and Pecos. My husband and I both work in the evenings and are unable to attend the meetings to voice our opposition - therefore, we are doing so via e-mail.

Thank you,

Bryan and Kristina Babbitt
84 E. Joseph Way
Gilbert, Arizona 85296
(480) 507-0058

=====

Kristina

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<http://my.yahoo.com>

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"Ben R. Miranda"
<bmiranda@azleg.state.az.us>

01/20/2005 12:55 PM

To: <Boyd.Dunn@ci.chandler.az.us>,
<Phill.Westbrooks@ci.chandler.az.us>,
<David.Delatorre@ci.chandler.az.us>
cc: <fidelis.noautomall@cox.net>
Subject: Auto Mall

As a former city Attorney in Avondale, site of a major Auto Mall I urge caution and development which enhances and protects our community colleges. I currently serve on the State House Universities/Community Colleges Committee. This issue of "Auto Wars" is a major concern which require strong consideration of the smart growth plus legislation.

Please consider my comments and contact my office if you have questions.

Thank You,

Rep. Ben Miranda
District 16
602-926-4893 Office

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"Amanda Johnson"
<a_johnson20@hotmail.com>

01/21/2005 10:36 AM

To: bob.caccamo@chandleraz.gov, boyd.dunn@ci.chandler.az.us,
phill.westbrooks@ci.chandler.az.us, david.delatorre@ci.chandler.az.us
cc:
Subject: Proposed Chandler Auto Mall Expansion

Members of the City of Chandler Councils

I just wanted to express my concern over the requested expansion of the Chandler auto mall north of Pecos road. I moved into this developing area realizing that this is a very dynamic time for the cities of Chandler and Gilbert. I am excited about the growth and opportunities that lay ahead for the Southeast Valley however I never purchased our home with the intention of living within a ¼ mile from a commercial property of this nature. I purposely stayed north of Pecos Road due to our desire to not be too close to the freeway and related commercial development lining the new section of the 202 Freeway. I can not express enough my disappointment in the Chandler Planning Committees recommendation. I work with financial side of developers similar to Marty DeRito and realize he is only in this to develop the property, sell it and move on, thus not experiencing the long term harmful effects of a project of this nature. In the artists renderings of the project there are less than 10 cars and the sales and repair offices are not visible. These are not realistic from a visual standpoint. The foot and car traffic may be less than with another commercial property but I don't look forward to looking down my residential street to see rows of vehicles, signs and all night glow of inventory. I have not made use of the college property which backs up to the site however as a college graduate I can not imagine attending a facility hidden behind the block wall that is sure to go in between the properties. I do not see how strengthening our education system can be done with restricting access and visibility of the campus as well as student retention on campus between classes. I also do not anticipate repair work being silent or vehicles in for repair never being driven in my neighborhood. I look forward to the progress the freeway would provide and continue to be patient with road construction, however because the cities could not agree on development I have to suffer. I realize that Marty DeRito cannot build on the east side of Gilbert Road but that does not give him or anyone the right to start heading North and impeding into residential neighborhoods like mine. I am requesting that in the upcoming meetings you will take extra care and caution in making your decision because it affects the lifestyle of the residents of the city which you are serving.

Amanda L. Wisniewski
a_johnson20@hotmail.com

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



<mclaughtm@wellsfargo.com>

01/21/2005 02:15 PM

To: <boyd.dunn@ci.chandler.az.us>
cc:
Subject: Auto Mall expansion



Dear Mr. Dunn,

I am a Gilbert resident and have been for nearly four years. I, along with my husband and two small children, live in one of the neighborhoods across the street from where you are planning to build this Auto Mall expansion. As I am sure you are aware of, we DO NOT want this auto mall built. We purposely bought our home in this neighborhood because of the "small town" community feeling it had. We loved the "rural" atmosphere that this area had; however realizing that this would probably not be the way this area would stay for long. Now I am all for change, but only for change that makes sense. I would like to urge you to rethink this project as it is just not compatible with the area. The land to the north of Pecos was left out of the Chandler Airpark district and the more "intense" uses that would be allowed under that district for a reason. It has no real business encroaching upon property that was not included in the airpark district and that was on the General Plan for "Neighborhood" shopping center, strip mall, light industrial, etc. Isn't the 113 acre auto park enough?? Wouldn't a retail area with bookstores, coffee shops, clothing boutiques, etc. make a little more sense for this area?? Not to mention that this is what was promised to us when we purchased our home. What good does it do a consumer to go to the trouble to research an area for a potential homesite, be told what the plans are for that area, and then a few years later have those plans be DRASTICALLY changed. I can understand that this is just "business as usual" for the developers; however, please understand that this is a bad idea for our family's quality of life. The developer owns parcels of property on both sides (Chandler and Gilbert) of Gilbert Rd. and I think it is obvious that you can't have auto dealerships on both sides, I think with that in mind it would make sense to build something that complements the whole community rather than just expanding the auto mall. The ultimate use of this whole project is not compatible with any of the current land uses.

Thank you for your time.

Sincerely,

Tara McLaughlin
Allen Ranch resident

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"Bonnie Weber"
<bogweber@cox.net>
01/21/2005 03:55 PM

To: <Boyd.Dunn@chandleraz.gov>
cc:
Subject: Auto mall expansion

Dear Mr. Dunn:

We are writing in response to the possibility of additional acres being zoned to the auto park already planned for the corner of <?xml:namespace prefix = st1 ns =

"urn:schemas-microsoft-com:office:smarttags" />Pecos and Gilbert Roads. From our point of view it is bad enough to have that type of business in such close proximity to a college and private residences without adding insult to injury by adding acres even closer. We understand the college is supposedly not fighting this proposal, but then they probably cannot, since their funding is tied to the tax base.

<?xml:namespace prefix = o ns = "urn:schemas-microsoft-com:office:office" />

We also understand that the developer was supposed to notify housing developments within ¼ mile of the site as to the plan. Our home is well within that quarter mile and we were NOT informed. We had to read about it in the paper and subsequently heard from our homeowners association.

We realize we are not in your voter base, however, your decision will directly affect our property values and quality of life. Therefore, we believe it should be part of your decision making process to also consider the opinions and concerns of the Gilbert residents across the street.

We also do not understand why Gilbert and Chandler cannot work together on projects like this. Now we will live within ¼ mile of one auto park and 2 miles from another, just because city entities cannot, or will not, compromise. Same goes for the number of Kohl's stores, Target centers, Wal-Mart's, etc, within 5 miles of our home just because we happen to live near the border of Gilbert and Chandler. Isn't this carrying independence a little too far? What is wrong with a little variety in availability?

It is going to be bad enough to have to endure all that an auto park will bring: immediate and drastic drop in housing value; constant, bright lights; loud speakers; drivers using our street to test drive; huge, ugly buildings; unsightly signage; noise; smell; hazardous material and the constant presence of car carriers, without having it on TWO sides of Pecos Road. Not to mention the traffic, it's going to be bad enough with the college and added San Tan access without additional auto park mess too.

Personally we prefer the dairy! They have no searchlights, make little noise and the smell is only noticed occasionally! We understand the potential buyers of the homes next to the dairy were told there would be a park there.....NOT an AUTO park!

What happens when the auto park goes under, or decides to vacate? Then we will really see a drop in our house values! Who will want to buy a quality home across the street from something as unsightly and potentially dangerous as a vacant auto park (or an active one for that matter)?

Please give careful consideration to this proposal and its impact to the surrounding community before allowing the promises of a developer to sway your good judgment.

Sincerely,

Randy & Bonnie Weber
248 E Julian Dr
Gilbert, AZ 85296-6463

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"Sherri & Mike"
<sherribraden@cox.net>

01/23/2005 07:27 PM

To: <fbrock@mail.maricopa.gov>, <jtibshra@azleg.state.az.us>, <boyd.dunn@chandleraz.gov>, <steve@ci.gilbert.az.us>, <phil.westbrooks@chandleraz.gov>, <jhuppent@azleg.state.az.us>
cc: <David.Delatorre@ci.chandler.az.us>
Subject: Re; opposition to the expansion of the Chandler Auto Mall

I am writing you this e-mail to express my opposition to the expansion of the Chandler Auto Mall. This project will have a negative impact on the Chandler Gilbert Community College and the surrounding neighborhood. The project does not supply the college with much needed commercial support and does not fit into the atmosphere of the surrounding neighborhoods. The project will also have a negative effect on the quality of life for the surrounding neighborhoods. It will be visually unpleasant. The current

renderings provide for minimal landscape, keep in mind this in the first thing people will see when they enter into chandler west bound on Pecos road. The traffic will dramatically increase, as you know the vehicle will be test driven in the neighborhoods, to think other wise is turning a blind eye to the problem. Finally, the noise produced by these car dealer ships is sometimes overwhelming. They use load speakers, air driven tools and often have promotional sales which include all kinds of disruptive gimmicks. I sincerely urge you to reconsider the expansion of the auto mall.

Thanks you for your time

Mike Bocchino
GILBERT, AZ

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"Diane Mardis"
<dmardis@tempescho
ols.org>

01/10/2005 10:03 AM

To: Boyd.Dunn@chandleraz.gov, phill.westbrooks@chandleraz.gov,
David.Delatorre@ci.chandler.az.us

cc:

Subject: Auto Mall & Direction of Chandler

Dear Sirs,

I am a resident of Kempton Crossing and have been so since it was first developed. I have seen a lot of change in the area since that time. For the most part it has been favorable and I have not spoken out against any of the development I have seen. However, with the recent direction in which you have been taking Chandler, I must say something.

First of all, the AutoMall. When I first saw the orange notification sign on the SW corner of Pecos and Gilbert with information regarding the AutoMall, I contacted Kevin Mayo, as per the instructions. During our discussion he never informed me that there was a Phase II ever planned. I asked him about plans for every undeveloped corner in my area. He told me that small commercial, designed to support the college, was designated for the NW corner of Gilbert & Pecos. This contradicts your statements that Phase II had been in the plans all along. I would also like to point out that he was reassuring me that an AutoMall going into the SW location was much better than a 24 hour high traffic retail such as a Super Wal-Mart or Target. He of course left out the fact that both of those retailers were going in just south of the AutoMall anyway.

Secondly, Wal-Mart's. It seems like the all-mighty dollar is what is most important to you. Are we becoming the Wal-Mart and AutoMall capital of the world?? We all know the negative impacts Wal-Mart brings to communities and it looks like you want one every 2 miles!

Lastly, the revitalization of downtown. Once again, I am a bit confused with your vision. You say you want to revitalize downtown but you allow a tire & rim shop to open on prime realestate on the NW corner of Chandler & Arizona Ave. This is an eyesore and I can not believe, after the fight you fought over the poor little Jack-in-the-Box that you would consider this better.

I know I am not alone in the concern about the direction in which you are taking Chandler. All you have to do is pick up the paper. I know the residents by Riggs Gateway put up a fight and won and we plan to do the same. I can't believe this is what you want for your home and it is not what I want for mine. I would like to know how many AutoMalls and

Wal-Mart's are in your backyard? I am not trying to be glib but it is not always about the dollar and that is what it is feeling like.

I appreciate your time and consideration. Thank you

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



<bwbkwilson@cox.net

>

01/25/2005 07:27 PM

To: <boyd.dunn@ci.chandler.az.us>

cc: <bob.caccamo@ci.chandler.az.us>,

<phill.westbrooks@ci.chandler.az.us>,

<donna.wallace@ci.chandler.az.us>,

<lowell.huggins@ci.chandler.az.us>,

<matt.orlando@ci.chandler.az.us>,

<martin.sepulveda@ci.chandler.az.us>

Subject: Auto Mall Expansion

Mayor Dunn -

We were deeply disturbed today when we read the Gilbert section of the Arizona Republic. It quoted you as saying "the proposed expansion by De Rito Partners fits in with what will be a commercial hub along the Santan Freeway. It sounds as though you have already made up your mind regarding this issue before you've even heard any arguments from residents. Mayors and City Council members are elected to represent the citizens of their cities, not the interests of developers. Being that you are elected officials, maybe you should do your residents the courtesy of listening to their arguments before making your decisions.

Furthermore, we would like to address a few issues that "staff" brought up in their report at the Planning and Zoning Commission meeting last week and refute the notion that an auto mall somehow fits within the regional context of our area.

* Staff stated that the additional 16 acres is "less than 20% expansion". The point is, there are already two 100 acre auto malls being built within 2 miles of each other. We don't need or want any more, not even a "mere" 20% more, in our neighborhood! When is enough ENOUGH?!

* Staff stated that there "aren't many Regional Commercial uses that will fit on 16 acres other than auto dealerships". We can think of about 1000, can't you?!

* Staff claimed that the majority of opposition was coming from the east side of Gilbert Road. Then why were the majority of people who spoke at

the meeting from Chandler? Furthermore, we think people don't bother trying to fight City Hall for the reason stated in the first paragraph. Many people believe today's leaders lack integrity and that all they care about are developers and their money. Please, don't prove them right!

* Staff stated that the community college is projected one day to be as big as Mesa Community College. If this is true, why not give the land to the college for future expansion? Last time we drove by MCC we didn't see any car dealerships adjoining its property. For that matter, there are no car dealerships around any of the community colleges in the Metropolitan Phoenix area. Is that the legacy you want to leave behind?

* Staff claimed this issue won't lower home values. I disagree strongly. Even if the dealership is architecturally-pleasing, people do not want to live near car dealerships! This will have a negative affect on resale values in the area.

* Staff claimed that service technicians and salespeople will not be "allowed" to drive through neighborhoods. Obviously, "staff" has never worked at or lived near a car dealership. We have done both, and so have a few of the residents who spoke at the last meeting, and we know that's not the case. Dealerships will take their chances and will pay fines in order to make deals.

* Staff claims the "auto mall would generate considerably less traffic than a neighborhood shopping center". While there might be fewer cars going into a dealership than a shopping center, the dealership would bring new traffic into the area. After all, that's why you want it so close to the new freeway, isn't it? Traffic using a neighborhood shopping center would be existing, neighborhood traffic.

* You said in your statement to the paper that this expansion fits in with what will be a commercial hub ALONG THE SANTAN FREEWAY. The northwest corner of Pecos and Gilbert IS NOT along the freeway. It is in an area adjoined by and across from residential neighborhoods, not next to other businesses where it should be.

We urge you to listen to what we, the residents of the area, have to say about this matter. We further recommend you listen to all residents of the area, not just Chandler residents. Gilbert residents do a lot of shopping in Chandler, but if you alienate them, they will look to spend their money elsewhere in the future. Once again, we urge you and all the City Council members, to attend this week's City Council meeting with an open mind regarding this issue.

Wendy and Brent Wilson

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



JGibbonsaz@aol.com

01/12/2005 04:00 PM

To: Boyd.Dunn@ci.chandler.az.us, phill.westbrooks@ci.chandler.az.us,
David.Delatorre@ci.chandler.az.us

cc:

Subject: rezoning nw pecos&gilbert rds

Please do not change the zoning on the NW corner of Pecos and Gilbert Rds. When we purchased our home 4 1/2 years ago (Kempton Crossing) it

was our understanding this parcel of land was zoned light commercial, which would compliment our area with restaurants, small shop etc.. A change in zoning now would be a disservice to Chandler and Gilbert residents, as the zoning stands now the area would be patronized by residents of Chandler, Gilbert, also the faculty and students of CG Community College.

One last comment as residents of Chandler we think it is time the city enriched our neighborhood, not forsake our neighborhood for another commercial developer.

James and Mary Gibbons
2391 East Fairview Street
Chandler, AZ 85225-2326

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"L Winters"
<lwinters@cox.net>
01/13/2005 09:21 AM

To: <Boyd.Dunn@chandleraz.gov>, <phill.westbrooks@chandleraz.gov>, <David.Delatorre@ci.chandler.az.us>, <steveb@ci.gilbert.az.us>
cc:
Subject: re: Chandler Auto Mall

Dear Gentlemen,

My family and I moved to Gilbert from Chandler. I can not believe you could allow this monstrosity (the auto mall) to be located between a residential neighborhood and a community college. If this auto mall does go in, it will be a danger to our children. At Allen Ranch, it is a close knit neighborhood where children can ride their bikes and know so many neighbors and friends. I for one would not let my children ride their bikes where there is test driving going on. Mr. DeRito can not be aloud to continue expanding his auto mall. He does not need anymore land. You need to tell him that this can not happen for the safety of our children! There will be more crime and speeding cars. Would you feel comfortable with this going in around your family?

I have lived around an auto mall before. It was awful!!!!!!! We actually had a person running over our roof once to get away from police after he tried to steal a car. That is not what any neighborhoods want for their children! Be honest, would you?

Please stop this before it is too late! For the children and families who might be hurt! Do what is right not what is financially sound.

Lisa Winters
Allen Ranch Homeowner & Mother

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"leahayers"
<leahayers@cox.net>
01/13/2005 02:56 PM

To: <Boyd.Dunn@ci.chandler.az.us>
cc: <phill.westbrooks@ci.chandler.az.us>, <David.Delatorre@ci.chandler.az.us>
Subject: NO AUTO MALL

We are very unhappy with the decision to develop an Auto Mall in the middle of Several hundred homes. It is not good planning on Chandler's part. It will ruin the community feel we currently have and have planned for the future. Please read the enclosed attachment we sent to you.

Tim and Leah Ayers



Allen Ranch residents, Gilbert Arizona 85296 No Auto Mall.doc

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"Paul Murray"
<paulmurray1@cox.net>
>

01/14/2005 10:02 AM

To: <boyd.dunn@ci.chandler.az.us>, <phill.westbrooks@ci.chandler.az.us>,
<david.delatorre@ci.chandler.az.us>

cc:
Subject: NO AUTO MALL EXPANSION

Gentleman, obviously from the subject line of my message, I am against the expansion of the Chandler Auto Mall.

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



Inphx2@aol.com
01/14/2005 02:05 PM

To: Boyd.Dunn@ci.chandler.az.us, phill.westbrooks@ci.chandler.az.us,
David.Delatorre@ci.chandler.az.us

cc:
Subject: no auto mall

I am writing to express my disappointment that Chandler would even consider amending the General Plan, approved by the voters, from single family/neighborhood to Regional Commercial. In addition, the College Area Plan is being ignored. Many of us reviewed these documents before moving to this area. I thought Chandler was "Where values make a difference". I assumed these values were about community, not about money, power and auto malls. We trusted the integrity of Chandler, and are being let down if these amendments go through. To allow changes in the General Plan that would so greatly affect existing housing is irresponsible.

Please carefully consider the impact these amendments will have on the neighborhoods and the college before allowing them

Thank you.

Jerry Owens

Gilbert

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



<hook37@cox.net>
01/13/2005 04:26 PM

To: <Boyd.Dunn@ci.chandler.az.us>,
<phill.westbrooks@ci.chandler.az.us>,
<David.Delatorre@ci.chandler.az.us>

cc:
Subject: Auto Mall

My wife and I live in Gilbert Commons. We strongly oppose the auto Mall. Please don't allow this business to spoil our neighborhood.

Ronald and Sharon Dalton

2662 S. Elm St
Gilbert, Az 85296
480 497 1977

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"Sherri & Mike"
<sherrlbraden@cox.net>

01/14/2005 07:58 PM

To: <David.Delatorre@ci.chandler.az.us>
cc: <Boyd.Dunn@chandleraz.gov>, <steveb@ci.gilbert.az.us>, <phill.westbrooks@chandleraz.gov>
Subject: AUTO-MALL IN A RESIDENTIAL NEIGHBORHOOD IS NOT ACCEPTABLE

Dear Legislators,

I am a resident of Allen Ranch in Gilbert (Pecos & Gilbert Rd) and strongly oppose the Chandler Auto Mall and any expansion to the North side of Pecos Road. The general plan for the college and the area surrounding is for residential development. The Developer, Marty DeRito of DeRito Partners and Chandler City Council should be ashamed, for proposing and pushing this auto-dealership into and imposing upon an established residential community. It seems they will do anything to compete with the Gilbert Auto Mall 2 miles away. By the way, the Gilbert Auto Mall is not building next to an established residential community and is not imposing upon neighborhoods and residents. The Gilbert, Maricopa County and Chandler neighborhoods of Allen Ranch, Pecos Aldea, Kempton Crossing, Gilbert Commons, Landmark and Country Place will be adversely affected by the 94 acres that have been apparently been approved by Chandler City Council. Where by, they were required only to notify within 300ft from the corner, which is inhabited by several dairy cows and posting a sign on a road under serious construction and impossible to stop and read. If that wasn't enough, now the proposed Phase II -16-acre auto mall expansion at the northwest corner of Pecos and Gilbert roads is being pushed further into residential areas and backed up to the Chandler-Gilbert Community College.

AUTO-MALL IN A RESIDENTIAL NEIGHBORHOOD IS NOT ACCEPTABLE.

Testing driving down residential streets where are children are riding their bikes and playing in our community greenbelts is **NOT ACCEPTABLE.**

The gas fumes from starting all those vehicles on a daily basis near a Community College and backed up to residential homes is **NOT ACCEPTABLE.**

The service centers running all hours of the night producing unwanted noises, while residents and their children are sleeping is **NOT ACCEPTABLE.**

The hazardous chemicals stored and used on these auto related business backed up to residential homes and near Community College is **NOT ACCEPTABLE.**

Increase of "Crimes of Opportunity" that these "open late" business will encourage backed up to residential homes is **NOT ACCEPTABLE.**

The 18FT high signs, the 30FT high lighting and the 45FT high buildings do not belong in a residential neighborhood.

The "junkyard" appearance on used car lots and auto-repair shops does not belong in a residential neighborhood.

The Inflatable Balloons and Flying Banners do not belong in a residential neighborhood.

Are the residents in Chandler, Gilbert and Maricopa County the only people not looking through "Green" tinted glasses?

The residents greatly appreciate you taking the time to review this situation and respond. Thank You.

JANUARY 19 PLANNING & ZONING MEETING
JANUARY 27 CHANDLER CITY COUNCIL MEETING

S. Braden
Gilbert, Arizona
480-510-0264
www.noautomall.com
www.info@noautomall.com

<http://www.eastvalleytribune.com/index.php?sty=34710>

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



Wehmjjj@aol.com
01/17/2005 01:47 AM

To: Mayor&Council@chandleraz.gov
cc:
Subject: auto mall expansion

As the owners a home in chandler for over 20 years and the current owner of the home at 2842 E. Elgin the Chandler, we are OPPOSED to the expansion of the propsed auto mall at Gilbert and Pecos. It is not the type of business that will enhance the neighborhoods, area, or community college next to it. WI support any and all actions by our fellow citizens of Chandler and those of Gilbert to prevent this expansion from becoming a reality. We request that our message and position be shared with each member of the council prior to the Jan. 27th meeting.

Marilyn and Wayne Hochstrasser

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"Mireille Kaplan"
<MirmKap@cox.net>
01/17/2005 01:13 PM

To: <Boyd.Dunn@ci.chandler.az.us>,
<phill.westbrooks@ci.chandler.az.us>,
<David.Delatorre@ci.chandler.az.us>
cc:
Subject: NO AUTO MALL!

I find it very upsetting that you have so little regard for the opinions of your neighbors in Gilbert. While it is true that we can not vote any of you out of office, we certainly can vote the city of Chandler out of our wallets.

Mireille Kaplan
Allen Ranch

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



**"Carl Putnam &
Jennifer Summers"**
<jcscp2@cox.net>
01/18/2005 09:37 AM

To: <Mayor&Council@chandleraz.gov>
cc: <David.Delatorre@ci.chandler.az.us>
Subject: Auto Mall

Mr. Mayor and City Council Members:

I am a Chandler resident who lives near the corner of McQueen and Pecos Roads. I have been extremely disheartened to see how the city has dealt with the entire auto mall situation. I am referring back to the whole fight with Gilbert which only appeared to help the developers and hurt both cities, the citing of the auto mall in Chandler in an area that a major retail center would have made much more

sense, and now the proposed zoning changes that would add more land to the Auto Mall. Enough is enough with this mess. There is no reason to change the existing zoning to accommodate more land for the auto mall. It is bad enough the Auto Mall will be across the street from CGCC, but now the one existing corner that could be developed to serve students and the existing neighborhood would be taken up. I am all for expanding the tax base with businesses, but only when it is done smartly and not when it involves changing the zoning for one parcel after an area is essentially built and planned out.

Sincerely,

Carl Putnam
808 S. Jesse St.
Chandler, AZ 85225
480-699-1924

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"Kingsland, Carolyn C"
<ckings@kyrene.org>

01/18/2005 12:26 PM

To: <phill.westbrooks@ci.chandler.az.us>
cc:
Subject:

Mr. Westbrooks,

I am strongly opposed to the Auto Mall which will be located near our home on Gilbert and Pecos. The noise, traffic and congestion will be awful. We bought in a residential area, and would like it to stay that way.

Carol Kingsland
2473 E. Nathan Way
Chandler, Arizona 85225

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"Brian Whisnant"
<BrianW@GRHC.ORG>

01/18/2005 02:32 PM

To: "Boyd Dunn" <Boyd.Dunn@ci.chandler.az.us>, "Phil Westbrooks" <phill.westbrooks@ci.chandler.az.us>, "David Delatorre" <David.Delatorre@ci.chandler.az.us>
cc:
Subject: Potential Auto Mall

I just want to let you know how disappointed I am at the possibility I will be able to stand in my driveway looking west and see a car dealership. I can't believe that this valuable property will not be held in trust until the time it will be needed for the expansion of the Chandler Gilbert Community College. In only a few short years the entire area east and south of the college will be filled with homes and the populations of Chandler and Gilbert are likely to double in size. Please add my name to the list of angry Allen Ranch homeowners who think pretty much anything would be better than living next door to a car lot. It is most definitely not something I ever envisioned when I purchased my new home 2 ½ years ago.

Sincerely,

Frederick B. Whisnant
99 E. Phelps St.
Gilbert, AZ 85296

Frederick B. Whisnant
Laboratory Manager

Hu Hu Kam Memorial Hospital
Gila River Health Care Corporation
P.O. Box 38
Sacaton, AZ 85247
Telephone: 602-528-1269
Fax: 602-528-1291
E-mail: BrianW@grhc.org

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



**"KATHERINE
HOPPING"**
<Scarletthmc@msn.co
m>

01/18/2005 06:25 PM

To: <Boyd.Dunn@ci.chandler.az.us>,
<phill.westbrooks@ci.chandler.az.us>,
<David.Delatorre@ci.chandler.az.us>

cc:

Subject: Chandler/Gibert Auto-mall expansion

Dear Mr. Mayor, Mr. Vice-Mayor and Mr. Delatorre,

My husband and I reside in Chandler at Kempton Crossing. We have lived in our home since April of 1999. When we moved here we spent a fair amount of time researching the zoning for this area. We felt comfortable that this was an area zoned for housing. Now, we find out that not only do we have to deal with an auto mall at the south-west corner of Gilbert and Pecos but an expansion to the north side of Gilbert and Pecos as well. We are vehemently opposed to this. Had we been aware of the first section of this auto mall we would have put our house up for sale and left the Chandler area completely. I am a teacher and a twenty year Navy veteran. I spend a fair amount of my time trying to convince children that government is supposed to be in the best interests of its citizens. We intend to oppose this auto-mall expansion as aggressively as possible and hope that you will listen to those of us in this area who do not want this imposed upon us. The reasons for this are obvious: Traffic, test-drives, noise, etc. etc. Please understand that we believe firmly in representative government and we do not think that this business will benefit our area of Chandler at all. Chandler has been fairly heavy handed in all areas of government for at least 9 years. We would like to see this auto-mall expansion defeated.

Katherine and Arthur Hopping
381 S. Wayne Drive
Chandler, AZ 85225

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"jumpingrs"
<jumpingrs@cox.net>

01/18/2005 06:35 PM

To: <phill.westbrooks@ci.chandler.az.us>

cc:

Subject: opposed to automall development

I am opposed to development of the automall on the northwest corner of Gilbert and Pecos Roads.

The original zoning plan did not include this type of development. If it had, I would not have bought a house in this neighborhood. The city of Chandler is quickly earning a reputation as a "bad neighbor". This type of development does not belong next to a residential area or a school. I will not give any business to this automall or patronize any other Chandler business in the future.

Do the right thing and follow the existing general plan. Build this type of development in the appropriate place; AWAY FROM EXISTING HOMES!!!

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



Steve Scott
<ztomr1@yahoo.com>

01/18/2005 07:34 PM

To: phill.westbrooks@ci.chandler.az.us
cc:
Subject: oppose automall development

I oppose the automall development on the northwest corner of Gilbert and Pecos Roads.

"Regional Commercial" was not part of the original zoning plan. An automall will severely change the look and feel of our neighborhood and the surrounding area. This type of development does not belong here. We would have bought elsewhere if we had been informed of this possibility. Stick to the original plan.

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----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



Raj Tharmarajah
<rajnala@yahoo.com>

01/19/2005 09:00 AM

To: Boyd.Dunn@ci.chandler.az.us
cc: phill.westbrooks@ci.chandler.az.us
Subject: Auto mall extension

As residents of Allen Ranch, and users of facilities at Chandler-Gilbert Community College, we wish to express our strongest disapproval of the proposed extension of the Auto mall into the Northwest corner of Gilbert and Pecos. Apart from the absurdity of placing dealerships next to a predominantly youthful population of students (who need less distractions in their learning environment), we fail to comprehend the inadequacy of the allotted parcel of land to fulfill the automall requirements. We moved into this neighborhood to experience a certain quality of life; please do not let corporate greed compromise that.

Thank you.

Raj & Nala Tharmarajah

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----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"Greg Ski"
<GregSki@FreewayChevrolet.com>

01/19/2005 11:51 AM

To: <phill.westbrooks@ci.chandler.az.us>
cc:
Subject: auto mall

Dear vice Mayor, please take the time to read the attachment I sent you. It will speak for itself on what a



dealership will due to the residential area surrounding it. Thank you dealership pollution.do

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"Lynnette Oliekan"
<oliekan@sprintmail.com>

01/19/2005 01:36 PM

To: <boyd.dunn@ci.chandler.az.us>
cc: <fbrock@mail.maricopa.gov>, <phill.westbrooks@ci.chandler.az.us>, <david.delatorre@ci.chandler.az.us>, <maria.hesse@cgcmail.maricopa.edu>, <derito@derito.com>, <bob.caccamo@chandleraz.gov>
Subject: auto mall

I am a resident of Allen Ranch, and am opposed to the auto mall expansion. I do not think this is an appropriate use of the land, both as a neighbor and as a taxpayer. I do not want to raise my children across the street from an auto mall, and do not think that is an appropriate neighbor for a community college. We need neighborhood commercial businesses there - services that both college students and residents could use, such as fast food, dry cleaning, hair salons, etc. Please reconsider the proposed zoning change for that area.

Lynnette Oliekan

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"Scott Steil"
<sssteil@cox.net>

01/19/2005 04:55 PM

To: <boyd.dunn@ci.chandler.az.us>, <phill.westbrooks@ci.chandler.az.us>, <DAVID.Delatorre@ci.chandler.az.us>
cc:
Subject: Just Say NO

We DO NOT want a car dealership in our family neighborhoods!!!! Please consider moving this auto mall to a location away from kids, schools and family neighborhoods. At least you could run the dealership along the freeway, like Tempe Auto Mall, which would keep the cars away from our houses/families!

We and everyone in the community will NOT buy cars from this Auto Mall. We would rather drive to Tempe Auto Mall than support a dealership that is destroying our "FAMILY Community"!!

Would you and your family want to live next door to an Auto Mall??

Sharmon Steil

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"Michael Schell"
<mschell100@cox.net>

01/19/2005 10:14 PM

To: <phill.westbrooks@chandleraz.gov>
cc:
Subject: Opposed to Auto Mall Development

Mr. Westbrooks,

I attended the city council meeting this evening regarding the rezoning of a property in Chandler on the NW corner of Gilbert and Pecos Rd and was very discouraged with the outcome. I have recently bought a home in the Ranch Del Ray subdivision near the proposed property. When I asked Jackson Properties (the developer) about the plans for the development of that corner, I was told it would become residential commercial. I envisioned it being an expansion of the college atmosphere promoting small cafes and coffee shops. The kind of use that would encourage expansion of the college. Instead, the thought of developing that lot as a car dealership will destroy the atmosphere that I purchased a home in search of. Please, leave the current zoning as it was meant to be: for the people of the neighborhood.

-michael schell

2600 E. Springfield Place
Chandler, Az 85249

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"rvrbound1@netzero.com" <rvrbound1

01/19/2005 11:14 PM

To: boyd.dunn@ci.chandler.az.us
cc: mayor@ci.gilbert.az.us, phill.westbrooks@ci.chandler.az.us,
david.delatorre@ci.chandler.az.us
Subject: No Auto Mall

Dear Mr. Boyd Dunn,

I am writing to express my sincerest opposition to the auto mall expansion at the NWC of Pecos and Gilbert Roads.

I am a resident of Vintage Ranch in Gilbert. I just invested my entire life's equity into my new residence after conducting months of research in the area and surrounding communities. I am concerned that an Auto Mall in this vicinity is not appropriate nor its predecessor of a Phase II. The frustration I am feeling (as with that of my neighbors) is the sense of sneakiness of the 1st phase going through with little notice and publication. This has created quite an uproar.

I relocated to this area from the Superstition Springs, Mesa area, where there were only a few dealerships in a very large Auto Mall. From my view, it appears to only be at 25% occupancy. Then, a few years later, Mesa added their own version of a Phase II across the freeway while the other Auto Mall remains 75% vacant with no signs of change. There just isn't a need for that many dealerships in any area. When did the need to purchase a car become so popular that you need to go to the corner Auto Mall to purchase a car. Can the city really profit from the anticipated revenue of Auto Malls and Walmarts if the market appears to be saturated anyway?

The additional concerns I have regarding these types of facilities that have not been mentioned in other e-mails really need to be considered. The noise created from the air tools used in the service areas, the revving of car motors during testing, and the realistic hours of operation need to be addressed. I know several dealerships in Scottsdale that operate a night shift on their service bays to keep up with the demand of customers. Have these items REALLY been addressed?

This question I ask you is not in disrespect, but if this proposal for an Auto Mall was located in your neighborhood, would you feel deceived and discouraged? I don't feel that there should be an Auto Mall anywhere within a residential area. This would include the Auto Mall already planned and zoned in the Town of Gilbert just down the road at Val Vista and Pecos.

The NWC of Pecos and Gilbert Roads would be much better served if it were more conducive to the needs of the Community College and surrounding neighborhoods -- like the small retail shopping center the area was originally zoned.

Sincerely,

Corey M. Carlin
Vintage Ranch Resident
Gilbert, Arizona

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----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"Nancy Weber"
<nancyw@infograph.com>

To: <Mayor&Council@chandleraz.gov>
cc:
Subject:

01/20/2005 09:23 AM

DO YOUR JOB AND REPRESENT THE PUBLIC!!!!!!!!!!!!!!!!!!!!!!

WE DON'T WANT THE AUTOMALL EXPANSION AT THE NW CORNER OF PECOS AND GILBERT. LASTS NIGHT MEETING WAS THE MOST PATHETIC AND REPULSIVE DISPLAY ON 'STAFFS' PART. CLEARLY YOU DID NOT RESEARCH ANYTHING BUT GRAB GENERIC STATISTICS FROM A BOOK.

THE PUBLIC HAS SPOKEN AND WE DO NOT WANT THIS EXPANSION.
IF YOU PROCEED WITH IT WE WILL DO EVERYTYHING IN OUR POWER ACCORDING TO THE LAW TO MAKE SURE IT FAILS!
IF YOU PROCEED WE WILL TAKE OUR BUSINESS ELSEWHERE!!!! ALL OUR BUSINESS!!!!!!!!!!!!!!!!!!!!!!

HOW MANY TIMES DO YOU HAVE TO BE REMINDED THAT MANY PEOPLE PURCHASED HOMES BECAUSE OF WHAT THE GENERAL PLAN NOT ONLY STATES NOW BUT HAS STATED SINCE THE 1980'S....

YOU DO NOT HAVE THE RIGHT TO HURT SO MANY PEOPLE THAT RELIED ON THE GENERAL PLAN TO DETERMINE WHERE TO LIVE.
IT IS ALL VERY DISGUSTING.....

THIS CROOKED ZONING AND PLANNING COMMISION HAS GOT TO GO. WE ARE SICK OF THE MINORITY FEW LINING THEIR OWN POCKETS AT THE COST OF ALL THE LITTLE PEOPLE WHO WORK AND SLAVE TO HAVE A DECENT PLACE TO COME HOME TO AT THE END OF THE DAY.

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



CWpraisinJC@aol.com

01/20/2005 12:10 PM

To: Boyd.Dunn@ci.chandler.az.us, Phill.Westbrooks@ci.chandler.az.us,
David.Delatorre@ci.chandler.az.us,
ed.contreras@domail.maricopa.edu

cc:

Subject: AutoMall

To Whom This May Concern:

My family and I had other obligation last night and were unable to attend this meeting regarding the AutoMall. We do however want to voice our opinions that we are definitely against having one so close to the school.

We have recently relocated here on a job transfer from California and our daughters are full time students at Chandler/Gilbert Community College and we do have a personal interest in this.

Please reconsider the future ramifications. From living in California for 25 years, we have seen many a mistake like this ruin specific areas. The city of Chandler has so much to offer and is growing so quickly. It would be a shame to add this facility so close to our young people and to this beautiful city.

Sincerely,

Cindy and Frank Watson
4072 S. Danyell Drive
Chandler, AZ 85249
480 664-3528 Home

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



LiggetS@aol.com

01/21/2005 09:18 AM

To: info@noautomall.com

cc: david.delatorre@ci.chandler.az.us, info@noautomall.com,
Boyd.Dunn@ci.chandler.az.us, phill.westbrooks@ci.chandler.az.us,
steveb@ci.gilbert.az.us, edythe.jensen@arizonarepublic.com

Subject: Extended auto mall

To: Maria Hesse, City of Chandler, Marty De Rito

As I drove out of Allen Ranch this morning onto Pecos Road going west, I couldn't keep from laughing out loud at the utter absurdity of this auto mall mess. I looked to the North and as it was still dark I looked at the Community College and its facilities and how beautiful it looked. Then I envisioned how incredibly senseless and illogical it would be to have an auto mall directly in front of that college. I was thinking about all the auto dealerships that I knew of, and I couldn't think of one, anywhere in the Phoenix Valley, that was even remotely close to high end residential homes or 100 yards in front of a growing, thriving Community College.

I feel I am in Louisiana when the Long family ruled government there. Maria Hesse, the President of the College, meets with the Developer and the City Manager before a zoning application is filed and gets promised \$1,000,000 if she doesn't object to the extension and keeps her mouth shut to the Public and to her students. The City sweetens the pot a few months later, adding an additional \$600,000 to Hesse's pot. Boy, I wonder how much Hesse is getting herself? Michael Flanders, one of the Planning and Zoning Commissioners set to vote on changing the zoning of the extension, decides not to vote due to a conflict of interest, why? - because he works for the auto mall project's architect. Wow, Mike, this looks really good to a reader of this, doesn't it? Boyd Dunn has apparently excused himself from voting on this extension at both the Zoning hearing and Council Meeting, also due to a conflict of interest on the Project, something to do with a family member or related party involved with the Project. My gosh, you are the Mayor, aren't you?

This is absolutely unbelievable. I don't think you could write a book or make a movie about this because it

is too good to be true. Government and Political officials and employees, elected by the people to look out for those people, openly and in plain sight screwing those same people that they represent, all for money for either themselves, there families or their friends and anybody willing to take a kick back. All for greed. To stick an auto mall extension directly in front of a beautiful, thriving Community College in a Residential strip of Chandler and Gilbert that 10,000 residents inhabit. All for money. And the President of the Community College is in on the whole thing.

You should all be ashamed of each other. I have no idea how any of you can get up in the morning and look at yourselves in the mirror. You are about to screw God knows how many people and God knows how many students, for a very long period of time. Zero ethics, zero common sense. You all have let money and power influence your decision making process as elected government and political employees, to the detriment of the constituents that your were elected by to represent. Every stereotype about government and politics is not a stereotype, it is an absolute truth. How can anyone trust any of you people? I am ashamed to be a citizen and resident of Gilbert and Arizona.

Tim Ligget

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



LiggetS@aol.com

01/21/2005 10:26 AM

To: david.delatorre@ci.chandler.az.us
cc: info@noautomall.com, Boyd.Dunn@ci.chandler.az.us,
phill.westbrooks@ci.chandler.az.us
Subject: Auto Mall Extension

I am just curious. I would like to hear feedback from all of you, as to anyone who has contacted you about this extension in a positive light, that this is a good thing, excluding the Chandler City Council and Planning and Zoning, Maria Hesse, Marty Derito and anyone else associated or related to the group just mentioned. Anyone? So, other than about 10 people at the City of Chandler, Maria Hesse, and Marty Derito and his crew, and relatives, family members and associates of those just mentioned who will benefit monetarily from this extension; no one else, probably 20,000 residential homeowners and college students in a 5 mile square radius of this extension, have said yes we want this. All have adamantly said no, we don't want this extension. These are people who elected you. These are people who pay taxes so there can be government so that people like yourselves can be employed. These same people have entrusted you to look out for them and their best interests. This whole mess is astonishing, irritating and frustrating to me. It involves nothing more than the greed of about 15 to 20 people. It is amazing to me that I have to abide by a strict code of ethics and honest business practices in what I do, and I am severely punished and reprimanded if I don't toe the line. People place their trust in me. Bribes, related parties, conflicts of interest, non disclosure to the public, sheer adulterated greed. I don't understand what code of ethics or decency you all are abiding by, and on top of that you are elected or hired government officials whose job is to serve the Public, not yourselves.

I don't get this. You should all be ashamed of yourselves for allowing this to happen, when you have the power to say no, and that power has been given to you by the same people that elected you and pay for you to be employed that you are now screwing and squeezing. Government and Political Corruption and greed at its finest. Hope you all can get to sleep tonight.

Tim Ligget

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"bonsher"
<bonsher@cox.net>

01/21/2005 05:06 PM

To: <Boyd.Dunn@chandleraz.gov>, <phill.westbrooks@chandleraz.gov>,
<steveb@ci.gilbert.az.us>
cc: <fbrock@mail.maricopa.gov>, <jtibshra@azleg.state.az.us>,
<dmartin@azleg.state.az.us>, <jblancha@azleg.state.az.us>,
<brobson@azleg.state.az.us>
Subject: opposition to auto mall expansion

I am writing you this e-mail to express my opposition to the expansion of the Chandler Auto Mall. This project will have a negative impact on the Chandler Gilbert Community College and the surrounding neighborhood. The project does not supply the college with much needed commercial support and does not fit into the atmosphere of the surrounding neighborhoods. The project will also have a negative effect on the quality of life for the surrounding neighborhoods. It will be visually unpleasant. The current renderings provide for minimal landscape, keep in mind this in the first thing people will see when they enter into chandler west bound on Pecos road. The traffic will dramatically increase, as you know the vehicle will be test driven in the neighborhoods, to think other wise is turning a blind eye to the problem. Finally, the noise produced by these car dealer ships is sometimes overwhelming. They use load speakers, air driven tools and often have promotional sales which include all kinds of disruptive gimmicks. I sincerely urge you to reconsider the expansion of the auto mall.

Thanks you for your time

Mike Bocchino
GILBERT, AZ

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"Margaret DeMello"
<smargret@cox.net>

01/23/2005 10:46 AM

To: <phill.westbrooks@chandleraz.gov>
cc:
Subject: Rezoning/Auto Mall expansion

Mr. Westbrooks,

My husband and I, along with approximately 160 of our neighbors (both Chandler and Gilbert) attended the City Council meeting last Wednesday. Of the people in the room, apparently only 6 people (Including the 3 council members, Marty DeRito, his lawyer, and David Delatorre) were in favor of the rezoning of the general Plan. It baffles us registered voters, law abiding, and tax paying citizens, how we as a majority are not being heard. Yes, I know you let us speak at the meeting, but it appears that no one on the board is listening. We are the majority, we are against the rezoning for the auto mall expansion. Please leave the zoning as the City of Chandler general plan calls for. Please take the neighborhood residents and students of the college into consideration.

Thank you.

Margaret and Michael DeMello

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"Melissa Wisniewski"
<momit2@cox.net>

01/25/2005 10:07 PM

To: <phill.westbrooks@ci.chandler.az.us>
cc:
Subject: No auto mall

There are no small steps

As many people know, De Rito Partners has petitioned the city of Chandler for the rezoning 16 acres located at the North West corner of Pecos Road and Gilbert Road. As a property owner, voter, and taxpayer of the city, I am opposed to this proposal. I join many of my fellow residents in Chandler as well as the adjacent town of Gilbert in this fight against what seems to be "big business" over Joe Citizen. We have made many arguments as to why we do not want this property rezoned, but the most valid and most important to me is the fact that we do not want this property rezoned.

The Chandler general plan, approved by the voters in 2002 and written by many of the council members and the current mayor of the city, provides for strategic growth as Chandler moves toward its inevitable build out in the next several years. This plan is a good, solid plan providing for the citizens of the city with a clear and defined roadmap on how the city will proceed with development in regards to residential, commercial, and city services. Most of the people who are against this proposed zoning amendment either have moved to the area based on this plan or voted for it as residents of the area. We do not wish it to change.

My neighbors and I have brought countless reasons before the developer and the city officials as to why we are opposed to this change. The traffic, the noise, the danger to our families, crime, and the lowering of our property values all have been discussed. Unfortunately, they all have been rebutted with the same attitude that one would treat a child with. These are not uninformed people. Many of us are educators, professionals, successful members of our community. We, as adults, should have the right to decide what may affect our neighborhoods. That seems to be the point that has been lost on our city officials.

We, the voters of Chandler, elected the mayor and the city council members. We elected them to represent our wishes. We gave them a mandate expecting them to listen to us, treat us as adults, and follow our direction. We have given them that direction - do not rezone this parcel of property. Let Mr. Del Rito develop something there that will serve the whole community. A restaurant, a strip mall, something that we can eat, shop, or gather at would be what we want. Build something that will benefit Chandler Gilbert Community College as much as it could benefit us. A car dealership will not do that. Changing the zoning to regional commercial in order to clear the way for an auto mall expansion will not do that. It is not what we want. It is against the direction we as taxpayers have given to our city officials. Over 1000 of the residents in the immediate area, signed petitions against this proposed rezoning measure. Many more are just starting to get involved. By rezoning this property, the city council will be costing the taxpayers many dollars because we will not give up the fight. We are already in the process of organizing a referendum that would put the decision in the hands of our fellow Chandler citizens, which the city will have to organize and pay for with our money - in addition to all of the money that our governmental leaders have given away to Mr. Del Rito and others in the form of tax abatements and development grants.

When I pay for a service, hire someone, or purchase a ware - I expect to get what I am paying for. The city council and the mayor are not giving us our money's worth. If they vote to rezone this parcel of property, they are saying with that yes vote that the citizens of Chandler who be immediately affected by this development (remember over 1000 people in Chandler and Gilbert signed petitions against this proposal) are not as important as one developer. If I have an employee that does not follow my direction, I would take action to remove that person from employment. Does the city of Chandler need representatives who do not listen to the will of the people? Do we need leadership that jumps at every Marty Del Rito who waives a sack full of cash in front of their faces and says, "what are you willing to give up for this"? How long before every corner in Chandler that is vacant is facing unwanted development? When are we going to remind our elected officials that their one and only job is to follow our direction?

There are no small steps. In last weeks Planning and Zoning commission meeting, many residents got up and spoke about how they did not want the expansion of the auto mall. We spoke about how the general plan was a good document and there was no need or want for this change by the people living in the area. When all was said and done, the attorney for Mr. Del Rito spoke about how this was a small step. They were not asking to put up an auto mall on the parcel, rather they were just asking for a simple rezoning. The issue about the auto mall would be dealt with later. It was just a procedural issue and no

big deal. It was just as small step. As a parent, I realize there are no small steps in life. When our children take their first steps, it is a monumental event. As they progress through life, they make many small steps, just as we do every day. Some are a small step in the right direction and some are small steps in the wrong direction. If we do not address these small, misguided steps when they happen or before they happen, we wake up one day down the wrong path or watching someone we care about go down that wrong path. I urge the city to listen to the voters; the ones affected directly by your actions, and not make that first step down the wrong path. Vote no on Thursday night for the proposed rezoning at Pecos and Gilbert Roads.

Albin J Wisniewski

Albin.Wisniewski@cox.net

Chandler citizen, taxpayer, and voter

----- Forwarded by Melanie Sala-Friedrichs/COC on 01/26/2005 09:31 AM -----



"Karen S. Johnson"
<kjohnson@azleg.state
.az.us>

01/14/2005 01:27 PM

To: <Boyd.Dunn@ci.chandler.az.us>
cc:
Subject: Chandler Gilbert Community College

Dear Mayor Dunn:

Just a note to wish you well in this coming New Year and let you know of a concern that one of your Chandler citizens has brought to my attention. A Mr. Mark Bogumill e-mailed me about the situation next to Chandler Gilbert Community College where a proposed Automall is being considered. I read an article in the East Valley Tribune recently on this subject and it appeared that the City Councils from Chandler and Gilbert were going to refer this to a vote of the people. I may have misunderstood the article and wondered if you could bring me up to date on what is happening regarding this issue. It appears that many of the residents have serious concerns about the effect the Automall would have on the college. Thank you for taking your time to look into this issue for me.

Best Regard,
Senator Karen S. Johnson

#30

JAN 27 2005

1.24.04

□ AUTOMALL COMMENT

- RICHARD HURTLE, COOPER GREENS NEIGHBORHOOD
- SUPPORTS REQUEST TO MODIFY THE AUTOMALL PROJECT
- DON'T ALLOW GILBERT RESIDENTS TO DICTATE THE NEEDS IN CHANDLER

#30

JAN 27 2005



Chandler • Arizona
Where Values Make The Difference

MEMORANDUM Planning and Development – Staff Memo No. CC 05-013

DATE: JANUARY 20, 2005

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
HANK PLUSTER, LONG RANGE PLANNING MANAGER

FROM: DAVID DE LA TORRE, GENERAL PLAN COORDINATOR

SUBJECT: GPA04-0003 CHANDLER 202 AUTO PARK PHASE II
Adoption of Resolution No. 3806

Request: Amend the General Plan by re-designating ±16 acres from
Low Density Residential to Regional Commercial.

Location: Northwest corner of Pecos and Gilbert Roads

Applicant: Mike Withey, Withey Anderson & Morris PLC

RECOMMENDATION

For the reasons described in the attached memo, Planning Commission and Staff find that the proposal Regional Commercial extension appropriately fits within the regional context of the area and that it is compatible with adjoining properties. For these reasons, Planning Commission and Staff recommend approval.

SUMMARY

It is important to note that this request to amend the General Plan, should it be approved, would only enable subsequent zoning consideration for Regional Commercial land uses. The request is to extend the existing Regional Commercial land use designation south of Pecos Road on to 16-acres north of Pecos Road (less than 20% expansion). The subject 16-acres are surrounded by properties that are planned for non-residential uses in an area that will contain a large amount of regional activity mainly due to the Santan Freeway. There aren't many Regional Commercial uses that will fit on 16-acres other than auto dealerships. Even then, the auto mall which is prompting the request to extend the Regional Commercial designation, is not an isolated land use, but part of the auto mall

south of the subject property. Staff has received over 100 emails in opposition to the proposed auto mall expansion, the majority coming from residents on the east side of Gilbert Road in the Town of Gilbert. As such, Staff is providing the attached memo to thoroughly address the land use and compatibility concerns that have been raised against the proposed Regional Commercial land use and more specifically the auto mall that is prompting the request.

PLANNING COMMISSION VOTE REPORT

In favor: 3 Opposed: 0 Conflict: 1 (Vice Chairman Flanders)

The Planning Commission voted unanimously to recommend approval of the proposed General Plan amendment. Chairman Ryan, Commissioner Heumann, and Commissioner Andersen had excused absences.

RECOMMENDED ACTION

For the reasons stated in the attached memorandum, Planning Commission and Staff recommend approval of GPA04-0003 Chandler 202 Auto Park Phase II

PROPOSED MOTION

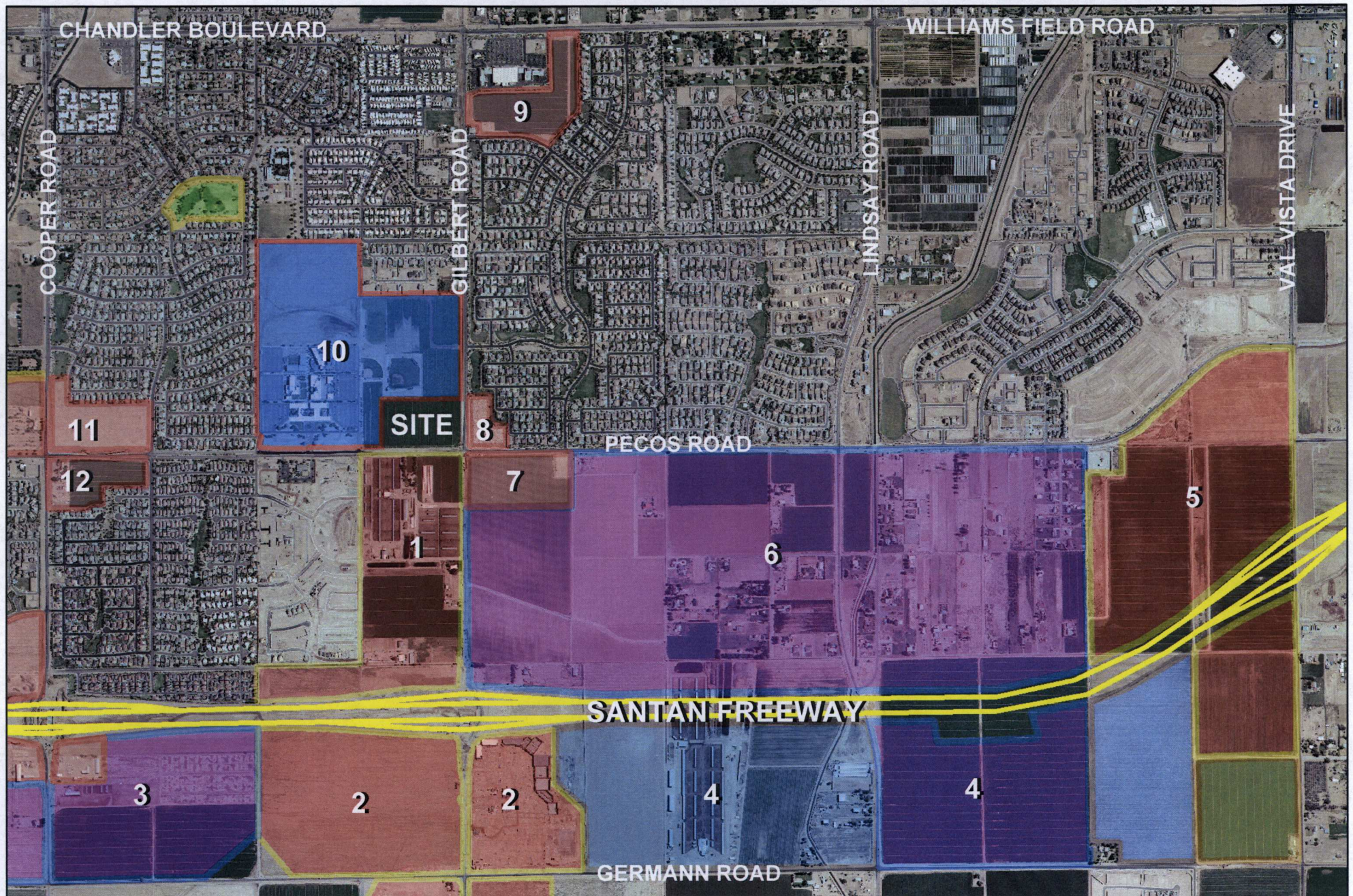
Move to adopt Resolution No. 3806 approving an amendment to the General Plan as presented in case GPA04-0003 Chandler 202 Auto Park Phase II as recommended by Planning Commission and Staff.

Attachments:

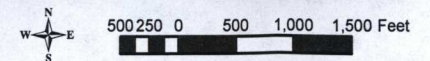
1. Context Map
2. Staff Memo No. 04-191A
3. Exhibit A, Existing and Proposed General Plan Designations
4. Resolution No. 3806
5. Planning History
6. Page 32 of General Plan (Amendments to the General Plan)
7. Letter from Town of Gilbert Planning Department (dated December 9, 2004)
8. Letter from ADOT (dated December 6, 2004)
9. Letter from Maricopa County Planning Department (dated December 6, 2004)
10. Subdivision and Address Map and received emails
11. General Plan Amendment Narrative (applicant's submittal)

CONTEXT MAP

Refer to Corresponding List in Staff Memo No. 04-191A
GPA04-0003 Chandler 202 Auto Park Phase II



Aerial Flight Date: June 2004





MEMORANDUM **Planning and Development – Staff Memo No. CC 05-013A**

DATE: JANUARY 20, 2005

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
 DOUG BALLARD, PLANNING & DEVELOPMENT DIRECTOR
 HANK PLUSTER, LONG RANGE PLANNING MANAGER

FROM: DAVID DE LA TORRE, GENERAL PLAN COORDINATOR

SUBJECT: GPA04-0003 CHANDLER 202 AUTO PARK PHASE II
 Adoption of Resolution No. 3806

Request: Amend the General Plan by re-designating ±16 acres from
 Low Density Residential to Regional Commercial.

Location: Northwest corner of Pecos and Gilbert Roads

Applicant: Mike Withey, Withey Anderson & Morris PLC

SUMMARY

This memo contains two main sections. The first section, AREA ANALYSIS, analyzes planned land uses in the vicinity, which finds the area to be part of a major transportation corridor that is largely planned for regional land uses. Thus, Staff's analysis in the first section concludes that the proposed 16-acre Regional Commercial extension would not be out of context with the area.

The second section, NEIGHBORHOOD CONCERNS, addresses compatibility issues that have been raised mostly by residents in the Allen Ranch neighborhood that is located on the east side of Gilbert Road in the Town of Gilbert's jurisdiction. Staff concludes in the second section that the proposed Regional Commercial land use would be sufficiently buffered by the adjoining community college, two major arterial roads and a neighborhood commercial center that is planned on the northeast corner of Pecos and Gilbert Roads. In addition, Staff concludes that certain issues such as test-driving, noise and aesthetics can be addressed at the zoning and preliminary development plan stage by

considering certain stipulations that are suggested.

Attached for review is the planning history that was included in Staff's memo to the Planning and Zoning Commission that was originally scheduled to review this request on December 15, 2004.

AREA ANALYSIS

While the area around the subject property may currently consist of residential neighborhoods, farms and what may appear to be a relatively small community college, City of Chandler and Town of Gilbert General Plans paint a picture of the future of this area that will be dramatically different than it is today. An analysis of planned land uses in the vicinity reveals an area that will one day contain over 300-acres of business parks, at least 1.3 million square feet of regional commercial building space, neighborhood shopping centers, Phase I of the Auto Park, and an expanded community college that could potentially one day be as big as Mesa Community College. The main reason that these land uses are planned in this area is the Santan Freeway, a major freeway planned as part of the Outer Loop regional freeway system that will be located half a mile south of the subject property, and Gilbert Road, a major arterial with continuity throughout the region.

In order to place the subject property into context, the following list identifies planned land uses in the area beginning with Phase I of the auto park and moves counter clockwise, which can be followed in the corresponding map (numbers on the list below correspond to numbers on the map). Please refer to the attached *Context Map* to follow the list below:

1. Chandler 202 Auto Park Phase I

Located on the west side of Gilbert Road between the Santan Freeway and Pecos Road, the auto park consists of approximately 98 gross-acres, and contains 6 lots ranging in size from 11.8-acres to 21.6-acres.

2. Crossroads Towne Center

Located on the south side of the Santan Freeway the Crossroads Towne Center is approximately 82-acres on the west side of Gilbert Road (City of Chandler) and approximately 73-acres on the east side of Gilbert Road, which extends from the freeway to about 900-feet south of Germann Road (Town of Gilbert). Together both power centers will provide 1.3 million square feet of commercial building space. The Chandler side will contain approximately 700,000 square feet including major retail users and a 14-screen movie theater. The Gilbert side, which is scheduled to open by March 2005, will also include major retail.

3. Southeast Corner of Santan Freeway and Cooper Road

Approximately 80-acres that are planned for commercial, office, business park and community commercial by the Chandler Airpark Area Plan (currently the topic of a zoning application).

4. South side of Santan Freeway between Crossroads Towne Center and Half a Mile East of Lindsay Road

More than 150-acres are planned for Light Industrial by the Town of Gilbert's General Plan on the south side of the Santan Freeway between the eastern edge of the Crossroads Towne Center and Lindsay Road. The Town of Gilbert's General Plan defines Light Industrial uses as including assembly, light manufacturing, warehousing, offices, contractors' yards, laboratories, and research and development firms.

Approximately 80-acres located on the south side of the freeway between Lindsay Road and half a mile east of Lindsay Road are planned by the Town of Gilbert's General Plan as Business Park.

5. Santan Motorplex

An auto park with approximately 150-acres located 1 ½ miles east of the subject property on the south side of Pecos Road. The auto park, which broke ground in December 2004, will contain 18 parcels ranging in size from 2-acres to 15.5-acres.

6. North side of Santan Freeway between Gilbert and ½ mile east of Lindsay Roads
Approximately 300-acres are planned by the Town of Gilbert's General Plan for Business Park. This area extends from the north side of the freeway to the south side of Pecos Road, across the road from the Allen Ranch and Vintage Ranch subdivisions. The Town of Gilbert's General Plan defines Business Park as areas for office and light industrial uses including high technology and research and development firms. Developments within this classification may include employee-oriented, on-site amenities and accessory uses.

7. Southeast Corner of Pecos and Gilbert Roads

Approximately 20-acres on this corner are zoned for Shopping Center in the Town of Gilbert.

8. Northeast Corner of Pecos and Gilbert Roads

Approximately 5-acres on the northeast corner of the same intersection are zoned for Neighborhood Commercial in the Town of Gilbert.

9. Southeast Corner of Chandler Boulevard/Williams Field Road and Gilbert Road

Over 20-acres that remain to be developed around the immediate corner are currently zoned C-2 General Commercial in the Town of Gilbert. Gilbert Staff conveyed that they have received interest to develop this vacant area with a mix of mini-storage and office.

10. Chandler-Gilbert Community College

The November 2004 bond election was approved by voters and will give the college over 87 million dollars to expand and renovate 170,000 square feet of space.

According to the Maricopa Community College District, Chandler-Gilbert Community College had 12,416 students enrolled in for-credit classes during the 2003-2004 fiscal year. The Chandler-Gilbert Community College projects that the funded expansion will boost their student population to 20,000 by 2010. Although the college does not currently have any plans for expansion beyond what is funded by the bond election, the college acknowledged that it has more room to grow within their 120-acres. Staff believes that the college could potentially grow to be as big as Mesa Community College, which has about the same area (120-acres) of land at the Southern Avenue and Dobson Road campus. The Maricopa Community College District reports that Mesa Community College had almost 44,000 students enrolled in for-credit classes during the 2003-2004 fiscal year.

With exception to the subject 16-acres, the college owns all of the undeveloped land that is located on the northwest corner of Pecos and Gilbert Roads. The area that is immediately surrounding the subject property is planned for parking lots and ball fields. Currently, the ball fields are not lit, but the college plans on installing ball field lighting within the next couple of years. The college's athletic department provides various programs including volleyball, basketball, soccer, and baseball, all of which have seasonal schedules and makes it so that there will be at least one athletic program in season almost all year around.

The majority of the student traffic occurs between 7 AM and 12:30 PM. This is the time when most students schedule their classes and thus this period will see the largest number of trips in and out of the college as class times are staggered. College traffic is least active between 12:30 PM and 5:30 PM, as most students avoid scheduling classes during this time due to work or for other reasons. During the evening hours after 5:30, the campus receives more trips for night classes, but not as many trips as are experienced during the morning hours.

11. Northeast corner of Pecos and Cooper Roads

Approximately 18-acres are zoned PAD (Planned Area Development) for neighborhood commercial.

12. Southeast corner of Pecos and Cooper Roads

Approximately 15-acres zoned PAD for neighborhood commercial.

Staff Finding #1:

An analysis of all of the land uses in the vicinity leads Staff to believe that a 16-acre extension of the auto park, which would be less than a 20% expansion of Phase I of the auto park, would not be out of context with the area. Rather, Staff believes it would appropriately fit in with the regional uses that are currently planned by the City of Chandler and Town of Gilbert General Plans. Out of the hundreds of acres of land that have yet to be developed, none are planned for residential development, with the exception of Rancho Del Rey subdivision in Chandler (directly west of the Chandler 202 Auto Park Phase I), and the Spectrum subdivision in Gilbert (directly north of the Gilbert

auto mall), which are currently under construction. That is to say that in the future, existing residential neighborhoods and those currently under construction will share the area with regional land uses that are identified on the map such as the community college, the auto parks, commercial power centers, business parks, and light industrial. In this light, the proposed 16-acre Regional Commercial land use expansion would be a relatively small portion of the planned non-residential land uses in the area. Specific compatibility issues that have been raised for the subject property are addressed in the next section.

Staff Finding #2:

The community college is a key land use when analyzing the surrounding area. The fact that the college chose to locate in this area sends an important message. Staff met with the community college and confirmed that the college consciously decided to locate near the future Santan Freeway. The college stated that it draws most of its students from a 6-mile radius, but that it is not uncommon for students from longer distances across the valley to enroll due to class availability and scheduling. This infers two important points that Staff would like to make:

- First, that the college is a regional land use itself, and
- Second, the subject property is clearly located in an area that will contain regional activity due to its location between the college and the freeway.

The college's ball fields are oriented so that balls are hit in a northeasterly direction. The ball field lighting, when they are installed within the next couple of years, and planned parking around the subject property are compatible with the proposed auto park.

Staff Finding #3:

The subject property does not adjoin any residential properties. The map clearly illustrates that the property is surrounded by non-residential land uses. The Chandler Gilbert Community College to the north and west, Phase I of the auto park to the south, and a 5-acre property planned for neighborhood commercial to the east. The northern boundary of the 5-acre property is aligned with the northern boundary of the subject property across Gilbert Road, thus fully buffering the entire length of the subject property along Gilbert Road.

Allen Ranch, a residential neighborhood in the Town of Gilbert, is located directly east of the 5-acre neighborhood commercial property. The Allen Ranch neighborhood was appropriately designed with a retention basin and a local street between the 5-acre property and the homes. In addition, all of the homes that are located on the western edge of the neighborhood face north and south, as opposed to east and west, further minimizing impacts from properties across Gilbert Road to the west. In addition to the 5-acre neighborhood commercial property, the retention basin, the local street, and the orientation of the homes, the subject property is further separated from the homes by Gilbert Road which is planned to be widened to a 6 lane arterial with 2 left turn lanes and a right turn deceleration lane at the intersection.

Staff Finding 4:

Many residents have expressed the desire to see a shopping center that would include shops and services that would cater to the college students. Staff believes that these shopping center needs will be adequately provided by the four vacant corners that are currently zoned for neighborhood shopping center on the Town of Gilbert's side of Pecos and Gilbert Roads as well as the north and southeast corners of Cooper and Pecos Roads. Staff believes that the distance between the subject property and the nearest college building (approximately 700-feet) is long enough to dissuade students from walking to the property if it were developed as a commercial center, and would prompt them to drive instead. If this were the case, students could just as well drive to one of the aforementioned corners that are planned for neighborhood commercial.

As it is planned, the four corners that have been identified for neighborhood commercial (not including the subject property) may actually be providing an oversupply of neighborhood commercial for this area. Neighborhood commercial development follows residential development. With exception to Rancho Del Rey and the Spectrum subdivisions, which are currently under construction, all of the residential areas have been developed, yet the neighborhood commercial corners remain vacant. Thus, given the oversupply of neighborhood commercial corners, a neighborhood commercial corner at the subject property would not be sustainable.

The subject property is also not on a "going home" corner, which is more difficult to access during rush hour traffic if one is traveling north from the freeway. On the other hand, the corners on the east side of Gilbert Road would be better candidates for commercial development because they are easier to access coming off of the freeway (i.e. right-in/right-out turning movements).

NEIGHBORHOOD CONCERNS

Staff continues to receive emails from residents (mostly from Allen Ranch) in opposition to the proposed General Plan amendment. As of the time of this writing, Staff has been directly contacted by more than 100 residents who have expressed opposition to the proposed auto park phase II. Staff estimates that 100 residents attended the neighborhood meeting on December 9th, the majority of whom were strongly opposed to an expansion of the auto park to the north side of Pecos Road. The following is a compilation of their concerns and Staff's analysis:

A. Lower home values

Home values are influenced by a variety of factors. Arguably, the most important factors are individual home maintenance and the maintenance of the neighborhood as a whole. Naturally, the area surrounding the neighborhood also has a great amount of influence on property values. However, in this particular case Staff believes that the issues that have been expressed and that follow on this list regarding an auto dealership would have less of an impact if not equal to a neighborhood shopping center, which is what the property is currently planned for.

B. Test driving through neighborhoods

When the zoning for Phase I of the Auto Park was approved at the southwest corner of Pecos and Gilbert Roads, a stipulation was included in the zoning ordinance which reads "It shall be the responsibility of each dealership to post a 'test-drive' policy within their building, informing each employee that test-drives shall not be permitted within the adjacent neighborhoods." If the proposed General Plan amendment is approved, the same stipulation can be subsequently considered as part of the zoning ordinance for the proposed Auto Park Phase II. The stipulation would apply to all auto dealer personnel including sales associates that accompany customers and automotive technicians. Another measure that can be considered during the subsequent zoning hearings, should the General Plan amendment be approved is designating a neighborhood contact from the auto park. This contact information can be provided to residents and HOAs in the area to report test-driving through neighborhoods.

During Staff's research, Staff visited two auto dealerships that are located directly adjacent to residential neighborhoods and have been at their respective locations for many years. Although one dealership stated that they used to test drive through the adjacent neighborhood, complaints led them to adopt and enforce a designated test-driving route. The dealership hasn't had any problems with test-driving through neighborhoods since. Both dealerships have a designated test-driving route that does not cut through the adjacent neighborhoods. Staff believes, and the auto dealerships confirmed that they would rather test drive vehicles on arterial roads and the freeway to test the speed and performance of vehicles. The dealerships also noted that residents in the adjacent neighborhoods were also seen as customers that may take their new or old vehicle to be serviced and thus, the dealerships expressed a desire to maintain a good relationship with the neighbors.

The only time that dealerships may not want to test-drive vehicles on arterials and the freeway would be when technicians are looking for noises, testing the performance over un-level roads, or need to drive the vehicle at lower speeds. In such cases, the dealerships stated that test-driving could be done on-site. Some dealerships contain a rattle track that is basically a stretch of driving area that may contain a wall next to it to bounce off noises and/or a bumpy terrain. Dealerships that do not have a rattle track or space available onsite for low speed test-driving such as the ones that Staff visited, take the vehicles to a commercial center where they can drive at lower speeds and over speed humps. The regional commercial power centers located half a mile south of the subject property and the neighborhood commercial centers that are planned across the street can serve for this purpose.

One of the dealerships that Staff visited stated that when test-driving, sales associates drive vehicles off the property, not the customer. The sales associate follows a designated route to a public park where they will get out of the car, and allow the customer to drive the vehicle back to the dealership continuing on the designated

route. Sales associates log out every time they test-drive. This allows the dealership to monitor the time and search for the associates on the designated route if they are not back by a certain time. Having sales associates drive off the lot not only helps with the security of the employee, but also creates a method to control where the test-driving occurs.

C. Traffic congestion

Concern for excessive traffic being generated from the proposed auto mall has been expressed by some residents living in the immediate area. In actual fact, however, the auto mall would generate considerably less traffic than a neighborhood shopping center and an office development, and far less traffic than other major uses in this area, including the community college.

The table below compares the trips generated from four different land uses that would be eligible for consideration under the General Plan's Low Density Residential designation for the 16 acres located at the northwest corner of Pecos and Gilbert Roads.

| Trips Generated on a 16-Acre Parcel | | | | |
|-------------------------------------|-----------------------|-------|-----------------|-------|
| Land Use | Trip Generation Rate* | | Trips Generated | |
| | PM Peak | Daily | PM Peak | Daily |
| Auto Mall | 2.5 | 37.5 | 174 | 2614 |
| General Office | 1.49 | 11.01 | 395 | 2916 |
| Shopping Center | 3.74 | 42.92 | 626 | 7179 |
| Multi-Family (Condominiums) | 0.54 | 5.86 | 141 | 1529 |

Source: ITE Trip Generation Manual

*Rates shown are number of trips generated per 1,000 square feet of building area.

Based upon trip generation rates prepared by the Institute of Traffic Engineers (ITE) as shown in the table above, an auto mall on this 16-acre parcel would generate 174 trips during the PM peak hour, an office use would generate 395 trips, and a neighborhood commercial shopping center would generate 626 trips during the PM peak hour. In other words, a shopping center would generate about 3.5 times as much PM Peak traffic than an auto mall. General offices on the same 16-acres would generate more than twice the amount of trips than an auto park.

Based upon the ITE trip generation rate for community colleges (.17 trips per student during the peak hour), the community college potentially could generate 1,500-2,000 PM peak hour trips, depending upon the scheduling of late afternoon and evening classes (the college currently has an enrollment of approximately 12,416 students, and a projected student population of 20,000 by 2010).

D. Hazardous materials (fuel tanks, painting materials, service/repair materials)

While auto dealerships contain hazardous materials, the Chandler Fire Department categorizes them in the same group of businesses with pool supply stores, which are typically located in neighborhood shopping centers. Gas stations, which are also

located in neighborhood shopping centers, may contain up to 30 times the amount of fuel tank storage than an auto dealership. Staff met with two auto dealerships that stated not all auto dealers have fuel tanks and those that do likely contain one $\pm 1,000$ gallon above ground fuel tank. In comparison, a typical gas station will contain three $\pm 10,000$ gallon below ground fuel tanks. Having fuel tanks is not essential to auto dealers; some dealers use it as a perk to fill up gas tanks before selling the vehicles to customers or after servicing a vehicle. However, an auto dealer can provide the same perk by opening an account at a near gas station.

The auto dealerships also stated that that hazardous materials associated with servicing such as oil and automatic transmission fluid are picked up on a regular basis by an agency that specializes in hazardous material disposal. Both dealerships stated that they have never had any hazardous material related incidents in the 20+ years that each dealership has been in operation.

The City of Chandler has one of the most up to date hazardous material reporting systems in the nation. If an auto mall were developed on the subject property, every fire truck in the City would contain information regarding the type, location and quantity of hazardous materials on the property. Auto dealerships containing hazardous materials are inspected at least once a year by the City's Fire Department. Hazardous materials are also regulated tightly by the county, state and federal government.

E. An auto park will encourage the development of auto related businesses in the area (auto services, carwashes, auto body shops)

Most auto dealerships have their own service centers and carwash tunnels on their site. Therefore, auto dealerships may not increase demand for these types of businesses in the area. Body shops, on the other hand are not preferred by auto dealerships. According to the auto dealerships that Staff visited, body shops are not very profitable by virtue of equipment and maintenance costs. Some of the bigger auto dealerships have their own body shops, but most will prefer to send body shop work somewhere else. Thus, there may be an increase in demand for body shops from the auto park. The body shops, however, do not have to be located in the immediate area. Not to mention that the areas that are available for development in the immediate area are not currently planned for such uses and any proposal to develop a body shop in the immediate area (i.e. north and southeast corners of Pecos and Gilbert, or the area planned for business park southeast of the same intersection) will likely require a use permit, rezoning or some type of public hearing process to allow the development. Since these areas are in the Town of Gilbert, the process would depend on their requirements.

F. Noise (loud intercom systems, auto body shops, bands and DJ's during promotions)

The zoning ordinance that was approved for Phase I of the auto park contains a stipulation that reads, "Outdoor loud-speaker PA systems shall not be permitted

within the auto dealerships.” If the General Plan amendment is approved, the same stipulation can be subsequently considered as part of the zoning ordinance. Pagers, beepers, cell phones and other hand held devices have made it possible for auto dealerships to communicate effectively without the need for an outdoor PA system. This was confirmed by the two auto dealerships that Staff visited. Another stipulation that could be considered as part of the zoning ordinance would be to require service bays and body shops to be fully enclosed. This would minimize any noise that is created from these areas.

In addition, Staff believes that the nearest residential areas will be adequately buffered by the arterial roads and vacant commercial corners. Traffic generates a considerable amount of noise. Both Gilbert and Pecos Roads are planned to be major arterial roads 150-feet wide at the intersection with ultimately 3 lanes in each direction, 2 left turn lanes and a deceleration lane for right turns. The noise that will be generated from resulting traffic will likely be higher than the noise that is generated from the auto park. The nearest residential properties, which are located on the east side of Gilbert Road, are further separated by a future 5-acre neighborhood commercial development that may one day contain such uses as a fast food restaurant, bank or a pharmacy, all of which have drive through lanes and some of which may be open 24 hours. The noise that is generated from the arterials and the future commercial corner will increase the ambient noise level above the noise level of the auto mall.

G. Bright lights and spot lights 24 hours a day

All lighting will be required to comply with City regulation, which states “All external lighting shall be so located and designed to prevent lighting rays from being directed off of the property upon which the lighting is located” (City Code 35-1902, 6, d). The City’s standard is to not allow more than one foot-candle at the edge of the property. In addition, auto dealerships usually switch to security lighting between 9 and 10 P.M. to an amount of light that is about half the normal amount of light. Light poles in the auto park are proposed to be 30-feet high. This compares with future ball field lighting from the adjacent community college that will likely be around 60-70 feet high and City standard streetlights that will be 42-feet high.

H. Hours of operation (7 days a week, open late, “midnight madness” hours, open during holidays)

It is unlikely that any of the auto dealerships would be open for extended hours (i.e. between midnight and 6 AM) as defined under the “Compatibility Policy for Late Hour Businesses” as recently adopted by Council. Nevertheless, special attention to design will be given through the subsequent zoning process to ensure compatibility with all adjoining uses, irrespective of hours. Special orientation to design such as appropriate landscaping, building orientation, and light shields will help minimize any externalities generated by an auto park.

Typical hours of operation for an auto dealership are as follows:

Sales

Monday – Friday 8 AM – 9 PM
Saturday 8 AM – 7 PM
Sunday 10 AM – 6 PM

Service & Parts

Monday – Friday 7 AM – 6 PM
Saturday 8 AM – 4 PM
Sunday Closed

I. Aesthetic (car dealerships are unsightly)/Buildings up to 4 stories tall

If the General Plan amendment is approved, the aesthetic qualities of the auto park will be subject to subsequent preliminary development plan approval, which is a public hearing process that requires neighborhood notification and is open to neighborhood input. Staff met with an architect who has considerable experience in designing auto dealerships and found that auto dealership buildings are generally between 28 – 32 feet with architectural features projecting up to 36-feet high. In comparison, shopping center buildings are generally between 25 – 30 feet in height, with architectural features projecting up to 45-feet in height. Auto dealership buildings also cover significantly less area than shopping center buildings. Typical lot coverage for an auto dealership is around 10%. For a shopping center it's around 22 – 25%. In other words, the building mass in a shopping center is likely to appear more massive than an auto dealership. Furthermore, Staff feels that Chandler has an outstanding track record in urban design and development standards and will apply the same standards and level of expectation to the proposed auto park, should it be approved.

J. Crime

In general, the City of Chandler Police Department does not consider auto dealerships to be a significant crime generator. Both auto dealerships that Staff visited have security guards on site, cameras, and one had infrared lasers to deter criminal activity after business hours. In order to protect their stock, an auto dealership will probably employ more security measures than a typical shopping center. Staff finds that parking lot incidents are less likely in an auto dealership than a commercial shopping center.

K. Unsightly advertising (electronic billboards, very large blow-up figures, blimps, banners, flags, marquee signs)

If approved and developed, the proposed auto park will enjoy the same right to hold special events as any other commercial shopping center. This includes posting banners, blow-up figures, flags and any other form of temporary or special event signage. In such cases, events and signs are temporary and must obtain a special events license from the City. If this General Plan amendment is approved, permanent signs will be subject to preliminary development plan review and approval, which is a

public hearing process that requires neighborhood notification and is open to neighborhood input.

PUBLIC/NEIGHBORHOOD NOTIFICATION

This request was noticed in accordance with State Statutes and City Code requirements.

Neighborhood Meeting Notice

- Two orange 4' X 8' Neighborhood Meeting signs were posted on the property. One sign perpendicular to Pecos Road and the other perpendicular to Gilbert Road.
- Neighborhood Meeting notices were mailed to all property owners within ¼ mile.
- A Neighborhood Meeting was held on December 9, 2004.

Public Hearing Notice

- Two orange 4' X 8' Public Hearing signs were posted on the property. One perpendicular to each arterial street.
- Public hearing notices were mailed to all property owners within a ¼ mile radius from the site.
- Public hearing notices were mailed to registered neighborhood contacts in the area.
- A description of the proposed General Plan amendment was advertised in the newspaper.
- Adjacent Municipalities, State and County offices, the Chandler Unified School District, and appropriate utility companies in the area were notified.

Comments received:

- As of the time of this writing, Staff has received over 100 emails and calls in opposition to the proposed amendment. The majority of residents who have contacted Staff reside in Allen Ranch, located on the east side of Gilbert Road. The following is a break down of where the comments are coming from by city and subdivision (for reference, see Subdivision and Address Map in the attached):

***City of Chandler 26%**

16% Kempton Crossing
4% Country Cove
1% Pecos Aldea
1% Rancho Del Rey
1% No address provided
2% South Chandler

Town of Gilbert 44%

37% Allen Ranch
4% Gilbert Commons
2% Vintage Range

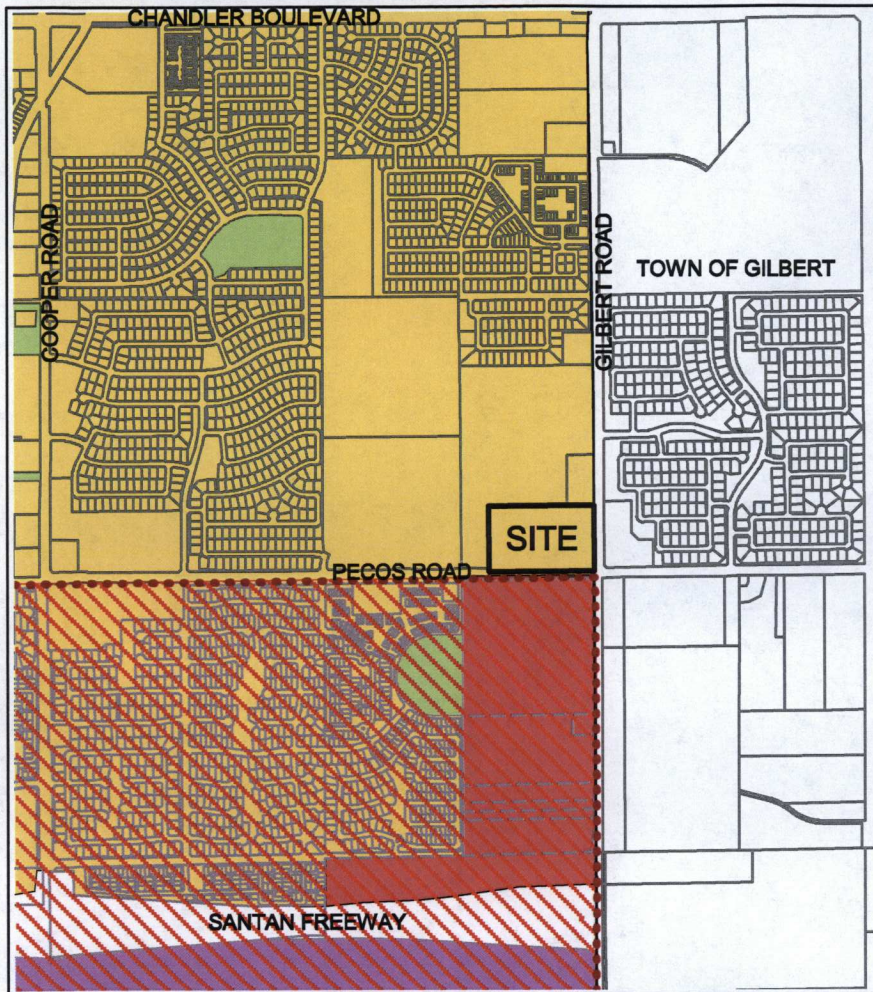
Country Place (County) 10%

No Address/Location Specified 20%

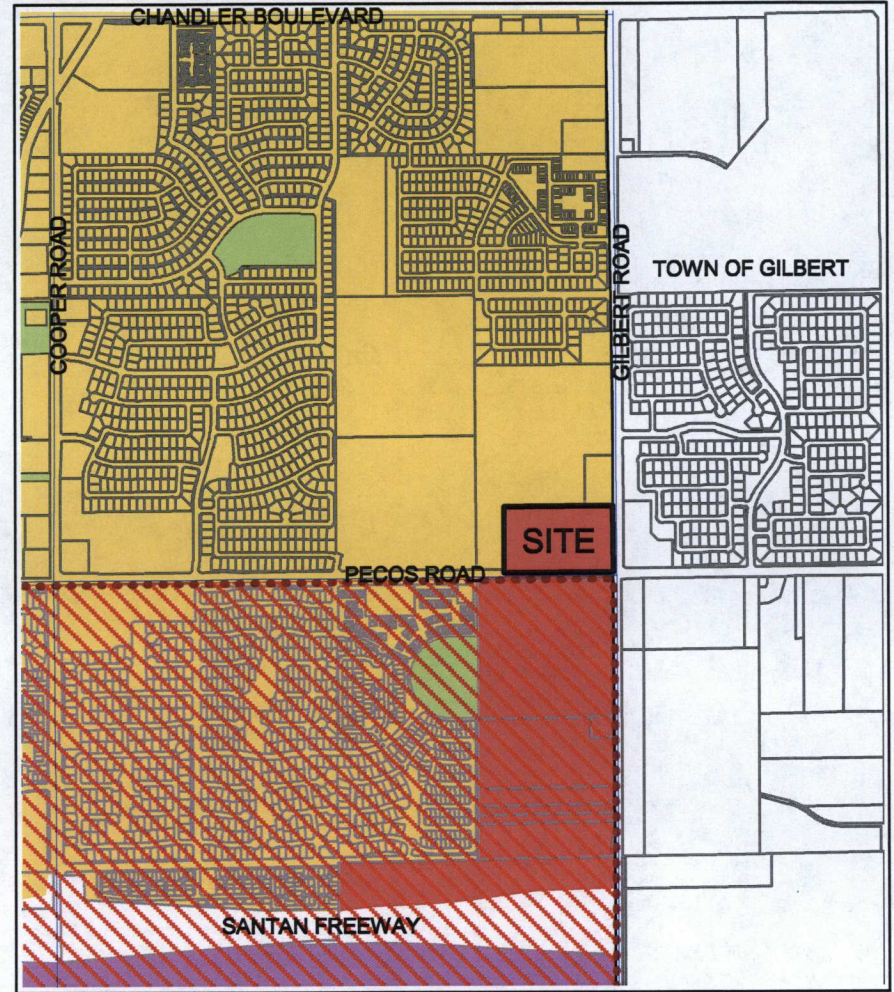
*Numbers may not add up exactly due to rounding

- Staff received one email from a Chandler resident in support of the proposed amendment to the General Plan (first email attached).
- Approximately 100 people attended the neighborhood meeting on December 9th, the majority of whom expressed opposition (see Residential Opposition section of this memo).
- The Town of Gilbert Planning Department responded in opposition to the proposal (see attached letter).
- ADOT responded stating that the proposed General Plan amendment will not have impact on ADOT's highway facilities in the area (see attached letter).
- Maricopa County Planning Department responded by requesting that the City consider impacts from traffic, lighting, noise, etc. that may occur as a result of an auto park (see attached letter).

EXHIBIT A: GPA04-003 CHANDLER 202 AUTO PARK PHASE II



EXISTING GENERAL PLAN DESIGNATIONS



PROPOSED GENERAL PLAN DESIGNATIONS

LEGEND:

- SITE PROJECT SITE/PROPOSED AMENDMENT
- REGIONAL COMMERCIAL
- LOW DENSITY RESIDENTIAL
- RECREATION/OPEN SPACE

- EMPLOYMENT
- AIRPARK AREA PLAN
- SANTAN FREEWAY CORRIDOR AREA PLAN



RESOLUTION NO. 3806

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING A GENERAL PLAN AMENDMENT TO REDESIGNATE APPROXIMATELY 16 ACRES LOCATED ON THE NORTHWEST CORNER OF PECOS ROAD AND GILBERT ROAD (GPA04-0003 CHANDLER 202 AUTO PARK PHASE II) FROM LOW DENSITY RESIDENTIAL TO REGIONAL COMMERCIAL.

WHEREAS, the Chandler City Council has resolved by previous resolution that it expects to amend the General Plan as provided for by law and as deemed appropriate in the opinion of the City Council; and,

WHEREAS, it is important to update the Land Use Element thereby insuring that appropriate land use designations and comprehensive guidelines for future development in the City of Chandler remain in effect; and,

WHEREAS, this amendment as proposed would redesignate the approximately sixteen acres located on the northwest corner of Pecos Road and Gilbert Road from Low Density Residential to Regional Commercial; and,

WHEREAS, all requirements as set forth in the Arizona Revised Statutes governing a minor amendment to the General Plan have been met; including a public hearing held by the Planning and Zoning Commission on December 15, 2004;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chandler, Arizona, as follows:

Section I. That parcel of land as illustrated in Exhibit "A", as attached hereto, and more fully documented in case no. GPA04-0003 as kept on file in the City of Chandler Planning and Development Department, is hereby re-designated from "Low Density Residential" to "Regional Commercial", on the Chandler Land Use Map (p.33) of the Chandler General Plan.

Section II. The Planning and Development Department of the City of Chandler is hereby authorized and directed to enter such changes as may be necessary upon the Chandler Land Use Map (p. 33) of the Chandler General Plan, in hard copy and electronic versions of said map, in compliance with this resolution.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this _____ day of _____, 2004.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 3806 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting held on the _____ day of _____, 2004, and that a quorum was present thereat.

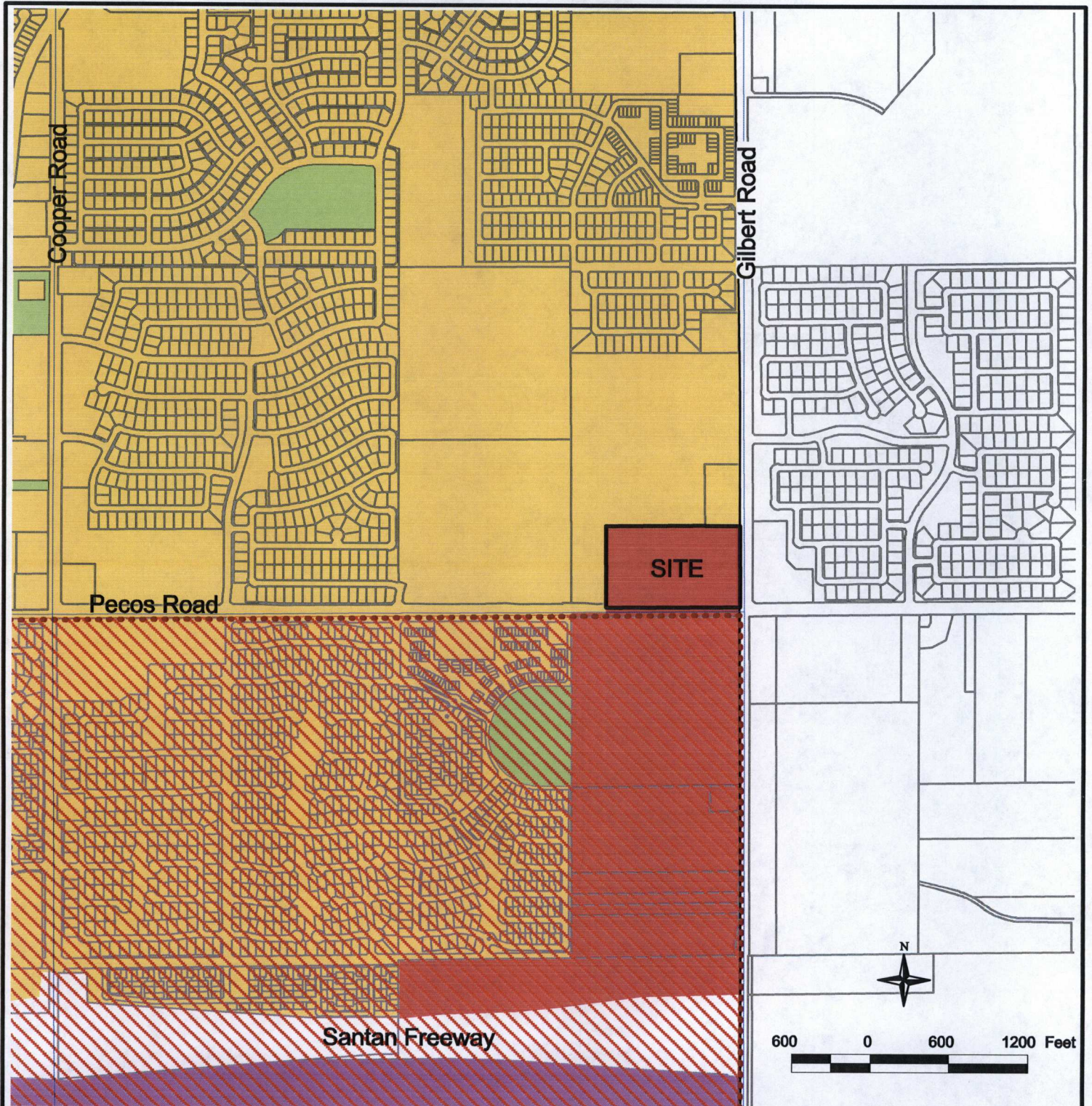
CITY CLERK

MAYOR








APPROVED AS TO FORM:

GAB
CITY ATTORNEY

EXHIBIT "A"
RESOLUTION NO. 3806
GPA04-0003 CHANDLER 202 AUTO PARK PHASE II



LEGEND:

- | | | |
|---|---------------------------------|--|
|  SITE | PROJECT SITE/PROPOSED AMENDMENT |  EMPLOYMENT |
|  | REGIONAL COMMERCIAL |  AIRPARK AREA PLAN |
|  | LOW DENSITY RESIDENTIAL |  SANTAN FREEWAY CORRIDOR AREA PLAN |
|  | RECREATION/OPEN SPACE | |

PLANNING HISTORY
FOR THE 16-ACRES LOCATED ON THE NORTHWEST
CORNER OF PECOS AND GILBERT ROADS
(GPA04-0003 CHANDLER 202 AUTO PARK PHASE II)

The subject parcel is part of the larger square mile section bounded by Chandler Blvd. on the north, Gilbert Road on the east, Pecos Road on the south and Cooper Road on the west, which was first designated as "Agricultural Reserve" in the 1962 Chandler Guide for Growth. The 1976 Chandler Comprehensive Plan designates this square mile section for low density residential, as did the 1982 Circulation and Land Use Element. The 1990 Land Use Element called for developing a more detailed plan for the area surrounding the Chandler Gilbert Community College (first phases of the college were constructed in the late 80s), and a similar reference was made in the 1998 Land Use Element update. Hence the College Area Plan was initially adopted in 1994 (Resolution No. 2200, 1/27/94, attached), and later amended in 1996 (Resolution No. 2562, 12/19/96, attached).

The Chandler General Plan currently in effect (adopted by Council Resolution No. 3447, 11/1/01, and subsequently ratified by voters on March 12, 2002) designates the area north of Pecos Rd. and west of Gilbert Rd. as Low Density Residential, while the area immediately south of Pecos Rd. is part of the 9-square mile Airpark Area Plan, which in turn makes provision for regional commercial uses at the southwest corner of Gilbert and Pecos Roads. The Low Density Residential designation also makes provision for locating higher density residential uses, such as multi-family apartments and condominiums, as well as public facilities, institutional uses, offices, and neighborhood commercial shopping centers at the corner of arterial street intersections.

At this point, most although not all of this square mile section lies within the City of Chandler jurisdiction, having been annexed in various tracts and stages between 1975 and 2000. The initial 80-acre tract upon which the first phases of the college were built was annexed in 1981, and the tract that includes the college area expansion to the east as well as the subject parcel itself was annexed in 1994.

College Area Plan

As has been true for the past twenty (20) years, the Chandler General Plan requires the preparation of an area plan generally covering a square mile area prior to, or in conjunction with, a specific application for rezoning. The purpose of doing an area plan is to establish land use patterns, traffic circulation, open space, school sites, and other infrastructure needs. To this end, the College Area Plan was first prepared in 1994 by an applicant seeking rezoning for what is now the north half of the Pecos Aldea subdivision (south side of Pecos Rd., ¼ mile east of Cooper Rd.). The area plan encompassed the square mile area bounded by the Frye Rd. (1/2 mile) alignment on the north, Gilbert Rd. on the east, the Santan Freeway alignment on the south, and Cooper Rd. on the west.

As seen in the attached, the 1994 College Area Plan was very general in nature, and was described in an accompanying staff memo as accommodating mixed density residential land use proposals in the range of 4-7 dwelling units per acre, with expectations that the

college expansion plans would trigger subsequent changes. The area plan was amended in 1996 in response to Council policy direction, in part to lower residential densities and to place greater emphasis upon *"providing for major commercial areas and opportunities along Gilbert Road that attract and cater to extended community and regional markets."* (College Area Plan/Objectives, p.1, item #3) Hence the tracts along the west side of Gilbert Rd. south of Pecos Rd. were designated for regional commercial uses, and the northwest corner of Gilbert/Pecos Rds. was designated for neighborhood commercial and expansion of the college campus.

In reviewing the planning history of the immediately surrounding area over the past four decades, Staff finds a definite evolution in planning for those land uses that are directly related to, or affected by, such major determinants as Gilbert Rd. (as a road of major significance and continuity throughout this area), proximity to the Chandler Municipal Airport, extension of the Santan Freeway with full interchanges at the one-mile arterials, and the development/expansion of the Chandler/Gilbert Community College campus.

RESOLUTION NO. 2200

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING THE "COMMUNITY COLLEGE AREA PLAN" AS A GENERAL GUIDELINE FOR FUTURE LAND DEVELOPMENT WITHIN THE AREA BOUNDED BY COOPER ROAD, SAN TAN FREEWAY ALIGNMENT (SOUTH OF WILLIS ROAD), GILBERT ROAD AND FRYE ROAD.

WHEREAS, an interest has been expressed in seeking a zoning approval for a particular development of property proposed at the northwest corner of Dobson and Germann Roads; and

WHEREAS, the Land Use Element of the Chandler General Plan as adopted by the Mayor and Council on December 20, 1990 Resolution No. 1886 requires the preparation of an area plan for at least the square mile section within which a proposed project is located; and

WHEREAS, the area's development is imminent as a continuation of established growth patterns; and

WHEREAS, the Chandler Airpark Area Plan which was adopted by the Mayor and Council in 1986 and which identified the Community College Planning Area as an area requiring more detailed land use planning due to the area's relationship to the Chandler/Gilbert Community College, the airport, the future San Tan Freeway and an existing single family neighborhood.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chandler, Arizona, as follows:

SECTION 1. That the attached Exhibit "A" Community College Area Plan as presented at the public hearing held by the Planning and Zoning Commission on January 5, 1994, is hereby adopted by the City of Chandler as a general guideline for future land development within the area.

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 27th day of January, 1994.

ATTEST:

Carolyn Dunn CITY CLERK Ray C. Payne MAYOR

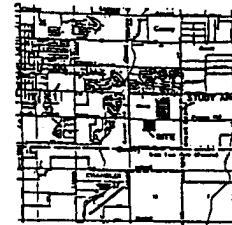
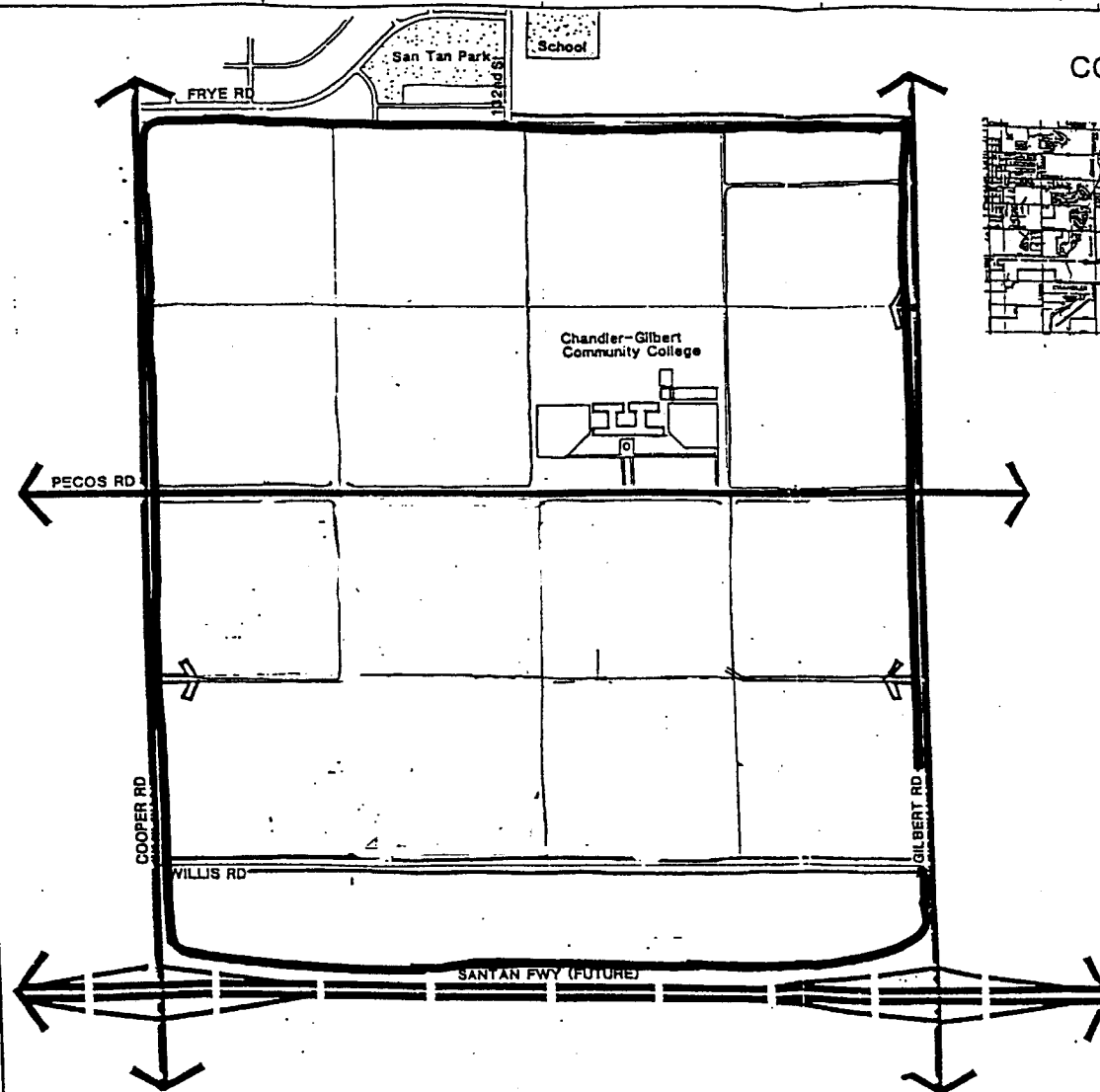
CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 2200 was duly passed and approved by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 27th day of January, 1994, and that a quorum was present thereat.

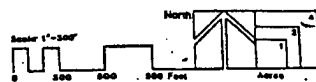
APPROVED AS TO FORM:

Dennis M. O'Neill CITY ATTORNEY Carolyn Dunn CITY CLERK

COMMUNITY COLLEGE AREA PLAN



Vicinity Map



RESOLUTION NO. 2562

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING THE "COLLEGE AREA PLAN" AS A LAND USE GUIDELINE FOR FUTURE REZONINGS AND LAND DEVELOPMENT WITHIN THE AREA BOUNDED BY FRYE ROAD, GILBERT ROAD, COOPER ROAD, AND THE SAN TAN FREEWAY ALIGNMENT.

WHEREAS, the Land Use Element of the Chandler General Plan adopted by the City Council on December 20, 1990 requires the approval of an Area Plan for at least the entire square mile or larger within which a proposed rezoning has been submitted; and

WHEREAS, Several rezoning applications have been submitted and are pending approval of the Area Plan; and

WHEREAS, Council directed staff to prepare this amendment to the existing "College Area Plan" approved on January 27, 1994 as per Resolution 2200; and

WHEREAS, Such a master Area Plan including a map and narrative has been prepared by City of Chandler Planning and Development Department for consideration by the City Council after having received public input from the Planning and Zoning Commission and property owners at two previous public hearings;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. That the attached map and narrative Exhibits, College Area Plan as presented to the Planning and Zoning Commission and approved at their public hearings held on November 6, 1996 and November 20, 1996, is hereby adopted as the guideline for future rezoning and development for the area as described.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this 19 day of December, 1996.

ATTEST:

Marla Paddock
Dep. CITY CLERK

Jay Liberman
MAYOR

RESOLUTION NO. 2562

Page 2

CERTIFICATION

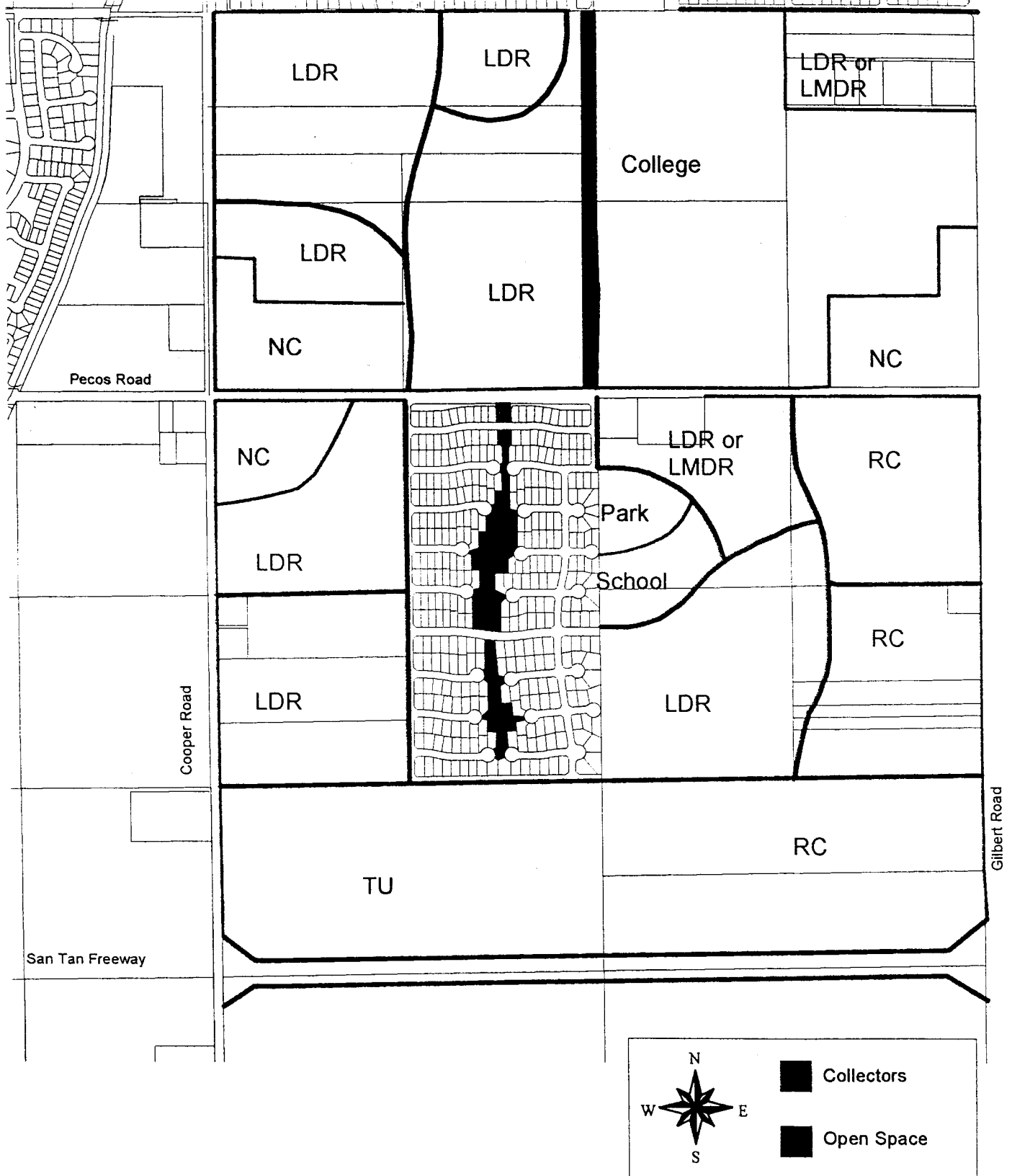
I HEREBY CERTIFY that the above and foregoing Resolution No. 2562 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting was held on the 19 day of December, 1996, and that a quorum was present thereat.

APPROVED AS TO FORM:

Marla Paddech
Dep. CITY CLERK

Dennis M. O'Neill
CITY ATTORNEY

Jim Libbey
MAYOR



College Area Plan

IR - Revised 11/14/96



Chandler + Arizona
"Where Values Make The Difference"

As Approved by RESOLUTION 2562 by the Chandler City Council on December 19, 1996.

COLLEGE AREA PLAN

OBJECTIVES

- 1) Develop a traditional residential neighborhood land use pattern over the northeast 160 acre quadrant south of the Colonia Coronita Neighborhood to enhance and sustain the stability of this neighborhood, create new residential areas, and maintain compatibility with the community college with effective buffers and separations.
- 2) Develop an effective collector street circulation system that discourages or minimizes unnecessary and disruptive traffic through neighborhoods yet provides convenient access to the school, park, and shopping center sites from within the neighborhood. In addition, extend Frye Road into the college property to divert traffic from athletic activities and parking lot east to Gilbert Road.
- 3) Provide for major commercial areas and opportunities along Gilbert Road that attract and cater to extended community and regional markets.
- 4) Establish a transitional land use area along the proposed corridor of the San Tan Freeway to encourage compatible uses along the corridor and provide an effective, compatible land use interface between the freeway and residential neighborhood.
- 5) Develop strategically located pedestrian-oriented open space systems that connect with the school and park sites.
- 6) Serve as a guide for rezoning decisions development standards, and intensity.

LAND USE DESCRIPTIONS

Low Density Residential. (LDR)

These areas are to be developed with single family homes with a minimum average lot size of 7,500 square feet; however larger average lot areas can be considered and are encouraged. (*)

Low/Medium Density Residential. (LMDR)

This designation can accommodate single family homes or clustered, patio, or detached condominium units with common areas and amenities. A maximum density of 8.0 dwelling units per acre can be achieved depending on the quality of the design innovations that create a unique and creative cluster concept and enhance the appearance and livability of these projects. (**)

Multifamily Residential. (MF)

These areas can be developed with townhomes, condominiums, or apartments between 12 and 18 dwellings per net acre. Although not specifically depicted on the land use map, multi-family projects may be located along arterial roads or adjacent to commercial developments provided that they are properly integrated with and compatible with surrounding uses and that they portray a high degree of environmental excellence in site and building design. (***)

Professional Office (CO)

Offices, non-retail commercial services, or daycare facilities are recommended. These uses can be incorporated into other commercial designations and need not be free-standing. In accordance with the General Plan, offices may be located along arterial streets.

Neighborhood Commercial. (NC)

These areas are intended to serve local commercial needs such as neighborhood shopping centers. Service uses such as cafes, shops, and/or coffee shops that can be creatively designed into integrated pad orientations with places to gather and relax or study would be appropriate for the commercial area just east of the community college. The minimum commercial areas should be 10 - 12 acres (net).

Regional Commercial. (RC)

This area should be developed with large-scale commercial uses that draw from a wide market area such as power centers, department stores, large office complexes, or community shopping centers (150,000 sq. ft. +). Business education, research and technical/vocational facilities may also be located within this area as long as the potential for large-scale commercial development is not compromised. Individual pads and free-standing high turnover uses should be discouraged until the major or large-scale commercial uses are already established. Hotels may also be considered in close proximity to the freeway interchange. Regional commercial uses should be adequately buffered from nearby low density (LDR) residential areas.

Transitional Uses. (TU)

This area located along the freeway corridor can be developed with office complexes, business parks, light industrial uses, and technical/vocational, business education and research uses in order to provide a compatible transition between the freeway and residential areas north of Willis Road. Due to the multi-use nature of this area, individual zoning applications may be required to provide information to adequately determine that individual users will be established in a planned fashion within this area including but not limited to such items as shared circulation, compatible building styles, compatible building masses, traffic management, and water/sewer availability.

Open Space and Buffers

In addition to the 5 - 7 acre neighborhood park site as depicted, all residential developments shall contain useable open space covering at least 10 % of the total acreage. Pronounced pedestrian paths shall be constructed along the collector street systems in the residential areas west of the college to provide direct and efficient connections to the school and park sites in this neighborhood. Buffers should also be provided between the college and adjacent residential neighborhood with primary emphasis on physical separation. This separation can be implemented utilizing a combination of open space, deeper rear yard setbacks, street configurations, and internalized pedestrian areas. Methods of implementation would be decided at the time of rezoning and subject to Commission and Council approval.

School Site. As depicted next to the neighborhood park.

Other Circulation Concepts.

Street tree planting schemes are encouraged along collector roads. (****)

- * Subject to the Chandler Residential Development (Diversity) Standards.
- ** The Chandler Residential Development Standards shall be applied to the fullest extent possible, depending on the density and configuration of the product layout and site relationships.
- *** Multifamily developments will conform with the Multifamily Quality and Design Guidelines. Multi-family parcels shall be adequate in size and configuration to accommodate site-related quality features. Parcels less than ten net acres should be avoided.
- **** Landscaped street frontages with separated sidewalks can be credited with up to two (2) of the required standards related to subdivision design, as per the Chandler Residential Development Standards (subject to the extent and quality of the boulevard design).

OUR COMMUNITIES AND NEIGHBORHOODS

Land Use Element

Amendments to the General Plan

A major amendment to the General Plan is any proposal that would result in a change to the Land Use Element that would substantially alter the City's planned mixture or balance of land uses. The following criteria are to be used to determine whether a proposed amendment to the Land Use Element of the General Plan substantially alters the mixture or balance of land uses. A major amendment is any proposal that meets any one of these criteria:

1. Any change in a residential land use classification of 160 (quarter section) or more contiguous acres described in this General Plan to either another residential land use classification or a non-residential land use classification.
2. Any change in a non-residential land use classification of 160 (quarter section) or more contiguous acres to a residential land use classification.
3. Any proposal that would in the aggregate include changes in land use classifications of more than 320 acres described in this General Plan.
4. Any modification or elimination of one or more of the stated goals contained in the Land Use Element of the General Plan that changes any policy regarding overall densities, intensities or major roadway locations, affecting 640 acres or more.

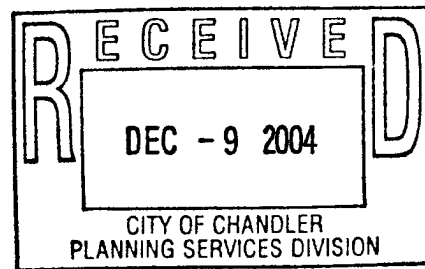
It should be noted that a designation of a proposal as a "major amendment" essentially affects the processing of the proposal and doesn't directly relate to the merits of the proposal. By State Statute, the key procedural elements that apply to a major amendment proposal are: there will be only one City Council hearing designated each calendar year to consider major amendments; such proposals need to be submitted within the same year they are heard; and a 2/3 majority vote of the City Council is needed to approve them. In addition, such proposals typically require several months of public awareness before they reach the Council hearing.

Any change that does not meet the above criteria defining "major" amendments shall be considered a minor amendment that can be considered by the Planning and Development Staff, Planning and Zoning Commission, and City Council in accordance with the regularly scheduled process as prescribed by the Arizona Revised Statutes.

No rezoning requiring a General Plan amendment shall be considered by City Council until a date after the General Plan amendment.

December 9, 2004

Mr. David de la Torre
General Plan Coordinator
City of Chandler
Mail Stop 105
P.O.Box 4008
Chandler, Arizona 85244-4008



Ref.: GP04-0003 – Chandler 202 Auto Park Phase II

Dear Mr. de la Torre:

Thank you for the opportunity to review this proposal for a minor General Plan Amendment adjacent to the Town of Gilbert boundaries. The Town's Planning Department has considered a variety of factors in evaluating this amendment. Of special concern are the following:

- This proposal doesn't take in consideration land use transition principles within your own boundaries by jumping from a Low-Density Residential with an overall density within the range of 2.5 – 3.5 dwelling units per acre to Regional Commercial designated for major regional commercial uses such as malls, power centers, and other major commercial developments.
- The no observance of a logic land use progression will affect in a greater manner the residential development, Allen Ranch, at the northeast corner of Pecos and Gilbert Roads in Gilbert, built to conform with the land use designation R>1-2 DU/Acre.
- The intensity of the major commercial development permitted in the Chandler land use designation for Regional Commercial will generate incompatible effects such as traffic, circulation design, lighting spills, and noise contrary to your own Santan Freeway Corridor Area Plan goal of "...ensure high quality of life and compatible new development along the freeway corridor"

We again appreciate the opportunity to review this proposal and if you want to discuss any of the items above, please call me at (480) 503-6812 or e-mail at mariac@ci.gilbert.az.us

Sincerely,

Maria S. Cadavid, AICP
Planning Manager



Arizona Department of Transportation
Intermodal Transportation Division

206 South Seventeenth Avenue Phoenix, Arizona 85007-3213

Janet Napolitano
Governor

Michael J. Ortega
State Engineer

Victor M. Mendez
Director

December 6, 2004

City of Chandler
Development Services
215 East Buffalo Street
P.O. Box 4008
Mail Stop 406
Chandler, Arizona 85244-4008
C/o Mr. David De La Torre

RE: **Auto Park II** / GPA04-0003 / Pecos Road & Gilbert Road

Dear Mr. De La Torre:

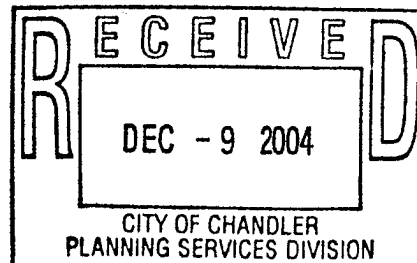
Thank you for your notification regarding Proposed General Plan Change for the subject referenced above. After a complete review, we have concurred that **at this time** the General Plan Amendment **will not have a impact** on our highway facilities in this area. ADOT requests a copy of the plat to review and comment on prior to the final plat approval.

ADOT reserves the right to review and comment on any development plans for the site as to any impact they may have on the State highway System. ADOT would also like to be kept informed of this development through all its development stages.

Should you have any questions, you may contact me at 602-712-8755 or by fax at 602-712-3051, or in writing at 205 S. 17th Avenue, Right of Way Project Management Section, Suite 349 MD 612E, Phoenix, Arizona 85007. Thank you in advance for your cooperation.

Sincerely,

LOUIS J. MALLOQUE,
Right of Way Agent III



2001 Award Recipient



Maricopa County
Planning & Development Department

411 North Central, 3rd Floor.
Phoenix, Arizona 85004-2191
Phone: (602) 506-3301
Fax: (602) 506-3601
www.maricopa.gov/planning

December 6, 2004

David De La Torre, General Plan Coordinator
City of Chandler
Mail Stop 105
PO Box 4008
Chandler, AZ 85244

Re: GPA04-003, Chandler 202 Auto Park Phase II

Dear David,

Thank you for the opportunity to review case GPA04-003 for the Chandler Auto Park Phase II project located at the northwest corner of Gilbert Road and Pecos Road. We respectfully request that the City of Chandler consider the impacts from traffic, lighting, noise, etc. that may occur as a result of a regional auto park. Based on our research, there is county land less than 1000 feet from the proposed auto park which is zoned Rural-43, rural residential (1du/ac).

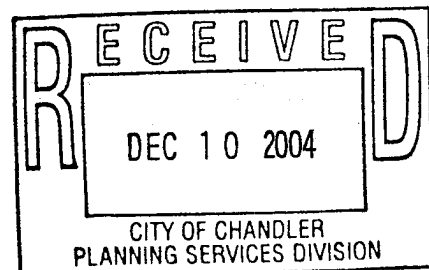
If you have any question please feel free to contact me at (602) 506-7162 or via email at matthewholm@mail.maricopa.gov.

Thank you again for the opportunity to review this case.

Sincerely,

A handwritten signature in black ink, appearing to read "Matthew Holm".

Matthew Holm, AICP
Principal Planner





ScreaminRemo303@ao
l.com

01/10/2005 09:09 AM

To: David.Delatorre@ci.chandler.az.us
cc:
Subject: I support the Auto Mall expansion

I am aware of the opposition by Gilbert residents to the proposed expansion to the Auto Mall site at Gilbert/Pecos and am writing to you via a link on their website www.noautomall.com.

As an actual *resident* of the City of Chandler, I support the expansion for the following reasons:

- * The services proposed seem to be consistent with the type of peripheral (after-market) activities an auto mall would generate.
- * The services provided pose no more environmental risk or blight threat than the mere existence of a multi-lane freeway 1/4 mile to the south.
- * The proposed site design and monuments are within proscribed City Code, conform to commonly accepted design and structure, and do not pose a safety concern with regard to pedestrian or vehicular visibility.
- * The types of business being proposed are not generally defined as the types to attract additional criminal activity, and in fact would be far less likely to generate calls for police services than those commonly associated with the retail businesses desired by the opposition group. I base this belief on almost fifteen years experience as a police officer within the area.

On a personal note, I deal with these type of NIMBY's on a daily basis. If they want to preserve the quality of their neighborhoods, I think they should put their vehicles in the garage at night, close the door, and spend some time supervising their children.

Thank you for your service to our community.

J. D. Williams
2261 East Wildhorse Place
Chandler



"Jo Marick"
<jmarick1@cox.net>

01/19/2005 11:32 AM

To: <david.delatorre@ci.chandler.az.us>
cc:
Subject: Automall

Mr. Delatorre: As residents of Kempton Crossing in Chandler, my wife and I strongly urge a 'No Change' recommendation regarding a change in the general plan allowing the auto mall to locate on the northwest corner of Pecos and Gilbert Rd.. This is not what we planned would enhance our neighborhood when we purchased our home.

Where else in Chandler is there an auto mall located next to a family residential neighborhood? A change in the general plan will set a precedent which may cause additional unforeseen problems in the future.

Thank you for your consideration of the human element when casting your vote tonight!

Sincerely,

Nick and Jo Marick



"Greg Ski"
<GregSki@FreewayChevrolet.com>

01/19/2005 11:53 AM

To: <david.delatorre@ci.chandler.az.us>
cc:
Subject: auto mall

Dear sir, please take the time to read the attachment I sent you and the impact it will have on the



residential areas surrounding it, thank you dealership pollution.do

For the life of me I can't understand how the city of Chandler or the EPA Claim that there would not be an environmental impact on the areas that are adjacent to the auto mall that would be located on the southwest and now the northwest corners of Pecos and Gilbert roads. I have been in the industry for 18 years and knowing how dealerships operate I feel that they are not telling us the true story. Here is a example of a common dealerships daily operation and how it will effect the surrounding community if this auto mall is allowed to be built on this property.

Let's start with noise pollution: This is probably one of the largest forms of pollution at a dealership. There is constant noise from air compressors, car horns, alarm systems a variety of air tools being used by the mechanics, speaker systems on the outside along with paging systems, motors and mechanical blower systems used at car wash bays along with the steam engine cleaning systems. Power flushing machines, brake rotor and drum cutting machines, plus all the huge A/C and swamp cooler units that are roof mounted. This is only a sample of the excessive and constant noise that is created at dealerships.

Another form of noise pollution is what is called promotional and special events. What most people do not realize is weekends are usually the busiest time at a dealership and they hold special promotional events almost every weekend. These events include very large air inflated balloon objects, Radio remotes which include radio stations broadcasting live from the dealership using huge speaker systems, along with running generators, and playing music from the speakers. Usually a DJ is constantly barking when the music is not playing promoting the dealership to draw customers into the dealership. This practice is called a carnival atmosphere, and it is a very loud. There is usually a large traffic problem on the weekend at dealerships when they hold these events, along with excessive signs along the roadways directing people to the dealership. Loud exhaust systems are a common problem at dealerships when young people leave a dealership. For some reason they feel they need to impress everyone screaming out of the lot at excessive speeds. Most of us are home on the weekend and we all will have to put up with this noise all weekend, both Saturday and Sunday along with almost every holiday.

Air pollution is another factor at dealerships. The service bays are the worst of them all. Vehicles are constantly running in the service area and most of these vehicles are not running properly that's why they are there. When they first pull

into the dealership they are left running on the service drive while the service writer collects all the information from the owner. From there the vehicle is put into a holding area and from there into the service area where a mechanic hooks the vehicle up to an exhaust discharge system so the exhaust doesn't build up in the service area. These gases are then discharged without being treated into the air on the outside of the building. Most larger service areas will hold up to 60 vehicles at one time and I have seen a vehicle idling for hours at a time hooked up to the exhaust system. Large exhaust fans are located in the service areas to vent out the different hazardous chemicals that are used in the service area, some of these are spilled gasoline, brake and engine cleaners, acids from leaking car batteries, part cleaning machines, just to mention a few. We also have the lube racks that change oil. This area is usually very dirty from spilled oil, washer fluids, transmission fluid, gear oils, and grease, used oil, gas, and air filters, not to mention all the fumes from all these different chemicals being used that is vented outside. These chemicals are usually washed down drains that could contaminate our ground water if not contained properly. If the holding separator tanks are not cleaned on a regular basis these could overflow into our sewer systems

It has been proven time and time again that even the new vehicles that have to pass strict emissions, gives off the worst pollution when running at an idle. Most dealers will start all the vehicles they have in storage on a regular basis to keep the batteries charged. These vehicles can run up to an hour at a time while the batteries are charged. More air pollution.

Next let us address delivery, transport, waste disposal and other large diesel trucks that are constantly entering and leaving dealerships. From early morning to late into the evening a variety of these trucks will deliver or pick up parts, waste oil, empty dumpsters, gasoline and bulk oil delivery, new vehicles, packages, overnight parts deliveries, and the list goes on. There is not an hour that goes by that a constant parade of these large diesel trucks are entering and leaving a dealership. These trucks are both a noise and pollution problem.

I have only touched the tip of the constant air and noise pollution that is a common factor at any dealership throughout the entire nation. I have been to countless dealerships where the service area are cluttered with old leaking parts, anti-freeze, batteries, oily rags, overflowing dumpsters where boxes and papers are blowing all over the place, noisy A/C and swamp cooler units just to mention a few.

If you allow a body shop to be built on this property, there will be excessive air pollution from sanders sanding body filler materials, free spraying of primer paint and touch up paint (not using the paint booth) not to mention the excessive noise from air tools. These tools that are used in any body shop are all air run tools that run at a very high pitched RPM. Go into any body shop and you will find most of the workers wearing masks and ear plugs to protect them from the fumes and noise. All of these fumes are vented to the outside without any filter system, which means we get the noise and the smell.

Now I would like to have any person challenge me on what I have just claimed, because everything I said is true.

So please don't try to pull the wool over the eyes of the families being affected with this dealership going up. It will be an eyesore, reduce the value of the homes surrounding it, pollute, and cause excessive traffic, crime, and totally destroy our quiet neighborhood.

Please reconsider allowing an addition of additional dealerships. All of you have made one error without researching the impact on our community; don't make the same mistake twice.



**"Carl Putnam &
Jennifer Summers"**
<jscsp2@cox.net>

01/18/2005 09:37 AM

To: <Mayor&Council@chandleraz.gov>
cc: <David.Delatorre@ci.chandler.az.us>
Subject: Auto Mall

Mr. Mayor and City Council Members:

I am a Chandler resident who lives near the corner of McQueen and Pecos Roads. I have been extremely disheartened to see how the city has dealt with the entire auto mall situation. I am referring back to the whole fight with Gilbert which only appeared to help the developers and hurt both cities, the citing of the auto mall in Chandler in an area that a major retail center would have made much more sense, and now the proposed zoning changes that would add more land to the Auto Mall. Enough is enough with this mess. There is no reason to change the existing zoning to accommodate more land for the auto mall. It is bad enough the Auto Mall will be across the street from CGCC, but now the one existing corner that could be developed to serve students and the existing neighborhood would be taken up. I am all for expanding the tax base with businesses, but only when it is done smartly and not when it involves changing the zoning for one parcel after an area is essentially built and planned out.

Sincerely,

Carl Putnam
808 S. Jesse St.
Chandler, AZ 85225
480-699-1924



"KATHERINE
HOPPING"
<Scarletthmc@msn.co
m>

01/18/2005 06:25 PM

To: <Boyd.Dunn@ci.chandler.az.us>,
<phill.westbrooks@ci.chandler.az.us>,
<David.Delatorre@ci.chandler.az.us>
cc:
Subject: Chandler/Gibert Auto-mall expansion

Dear Mr. Mayor, Mr. Vice-Mayor and Mr. Delatorre,

My husband and I reside in Chandler at Kempton Crossing. We have lived in our home since April of 1999. When we moved here we spent a fair amount of time researching the zoning for this area. We felt comfortable that this was an area zoned for housing. Now, we find out that not only do we have to deal with an auto mall at the south-west corner of Gilbert and Pecos but an expansion to the north side of Gilbert and Pecos as well. We are vehemently opposed to this. Had we been aware of the first section of this auto mall we would have put our house up for sale and left the Chandler area completely. I am a teacher and a twenty year Navy veteran. I spend a fair amount of my time trying to convince children that government is supposed to be in the best interests of its citizens. We intend to oppose this auto-mall expansion as aggressively as possible and hope that you will listen to those of us in this area who do not want this imposed upon us. The reasons for this are obvious: Traffic, test-drives, noise, etc. etc. Please understand that we believe firmly in representative government and we do not think that this business will benefit our area of Chandler at all. Chandler has been fairly heavy handed in all areas of government for at least 9 years. We would like to see this auto-mall expansion defeated.

Katherine and Arthur Hopping
381 S. Wayne Drive
Chandler, AZ 85225



<siobhanclark@cox.net>

01/18/2005 06:26 PM

To: <david.delatorre@ci.chandler.az.us>, <Boyd.Dunn@ci.chandler.az.us>, <phill.westbrooks@ci.chandler.az.us>

cc:

Subject: Auto Mall Expansion

Dear Sirs,

I am writing to express my husband's and my feelings on the expansion of the auto mall North of Pecos and West of Gilbert Rd. Our names are Siobhan and Randy Clark We live at 880 South Lafayette Drive CHANDLER Az. 85225 Phone # 480-659-9203

We were also both at the original Zoning meeting and the Council meeting that followed. We heard a few items that we feel needs to be address as part of our discontent on the expansion of the nasty and unnecessary auto mall. It was commented that "Gilbert Residents" were making this opposition and minimal Chandler Residents. I can speak for us that we wouldn't have know about this if it wasn't in Large part for the Group that is being formed to address this "added acre" North of Pecos. The city did minimal to step outside of its legal zone when contacting the Chandler residents just west of "legal required area of contact". Well that would have been us! Instead the Gilbert people got it because they were in the "legal zone of contact". So I ask, Who do you think would spear head this? The ones who know about it?! If that question were to come up again Please know this is in large part why Gilbert spoke up then.. However, it is also Chandler now, loud and clear.

We also heard where were we when the larger part of this nasty auto malls got approved. Well not to repeat myself however the answer is the same as above. We were out of the "legal zone of contact" I believe the cows and the empty lot of houses being built today fell into the "legal zone" Again our tax dollars at work for who we ask???? We are both truly disappointed in the whole process that "fast tracked" that part of the nasty auto mall through. We fully understand that the nasty auto mall south of Pecos will be going in. There is no stopping that now. Shame on all of you for allowing it to go through in the first place. What were you all thinking? Two Large Nasty auto malls within 4 miles. Lets just hope that doesn't come back to bite you. Then again I'm sure None of you even live with in 5 miles of these 2 nasty things!

As to with this modest piece of land just north of Pecos that you all want So desperately to make part of this Nasty auto mall. We say Enough is Enough. We as taxpayers DON'T WANT IT! That should stand for something. Since we are the ones who live here, pay our taxes, and buy here also. You need to step back and think of the greater good for our community and neighborhood. This is NOT why the College Area plan was established and zoned "residential and neighborhood commercial". We don't want the nasty auto mall north of Pecos. What we do want is a shopping center that will be used and is more aesthetic as well as practical. At the meeting it was brought up that having a "shopping center" there would in fact be More traffic then the Auto mall. Ok We understand that. Yet what I believe you aren't hearing is the FACT that it is 2 completely different kinds of traffic. Two different kinds of needs, wants and desires of us as CHANDLER Residents.

We Don't want, Lower home values for having a tacky, unsightly, noisy, Auto dealer ship in our College neighborhood.

We know the nasty auto mall will be south of us no matter what happens with the up coming meeting because, as you our voted in appointed Council has already done when you allowed the fast tracking of the auto mall just south of

Pecos to go through. We are "stuck" with that. We are not Stuck with the 16 acres north of Pecos. Which is what this is ALL about. WE DO NOT WANT IT THERE. Please do not allow this expansion to go through. No one knows what the future holds and the disadvange of having 2 auto malls with in a 4-mile area being successful is slim. By giving in to these 16 acres only makes for more a larger area to have a failed business in and empty lots to attract crime and be unsightly.

One other thing that came up in the meeting was also that no one from the college was there to speak. We only have one ting to say in response to that. Don't bite the hand that feeds you. The developer gave something to them that they wanted and in return got their silence. HMMMMM.

What we want to say to you all today is. This is NOT what we as CHANDLER Tax paying and Voting residents want in our Neighborhood community. Please do not allow this to pass !

Sincerely,
Siobhan and Randy Clark



"jumpingrs"
<jumpingrs@cox.net>

01/18/2005 06:36 PM

To: <david.delatorre@ci.chandler.az.us>

cc:

Subject: opposed to automall development

I am opposed to development of the automall on the northwest corner of Gilbert and Pecos Roads.

The original zoning plan did not include this type of development. If it had, I would not have bought a house in this neighborhood. The city of Chandler is quickly earning a reputation as a "bad neighbor". This type of development does not belong next to a residential area or a school. I will not give any business to this automall or patronize any other Chandler business in the future.

Do the right thing and follow the existing general plan. Build this type of development in the appropriate place; AWAY FROM EXISTING HOMES!!!



Steve Scott
<ztomr1@yahoo.com>

01/18/2005 07:36 PM

To: david.delatorre@ci.chandler.az.us
cc:
Subject: oppose automall development

I oppose the automall development on the northwest corner of Gilbert and Pecos Roads.

"Regional Commercial" was not part of the original zoning plan. An automall will severely change the look and feel of our neighborhood and the surrounding area. This type of development does not belong here. We would have bought elsewhere if we had been informed of this possibility. Stick to the original general plan.

Do you Yahoo!?

Take Yahoo! Mail with you! Get it on your mobile phone.



Mombzbe@aol.com

01/19/2005 08:29 AM

To: fbrock@mail.maricopa.gov, Boyd.Dunn@ci.chandler.az.us,
David_De_La_Torre/COC@ci.chandler.az.us,
charles.reinebold@cgcmail.maricopa.edu,
trish.neimann@cgcmail.maricopa.edu,
maria.hesse@cgcmail.maricopa.edu,
mark.mason@cgcmail.maricopa.edu

cc:

Subject: Automall Phase 2

My name is Annalisa Coody. I live nearby to CGC and am against the proposed Automall Phase 2: GPA04-0003.

In the nine years that I have lived here, I have watched the cornfields be turned into stores and homes. I have welcomed them because I realize we live in a fluidly changing area and these things come along with growth. However, I am opposed to the Automall Phase 2. Had I known about Phase 1, I'd have been opposed to that as well.

The increased traffic such a proposed business brings will make me worry more about my family's safety. My children are still quite young, and the increased noise along with the traffic is sure to be disruptive to our daily routines as well as those of my neighbors.

Please reconsider your position on this proposed project. We are all members of the same community and should work together to be considerate of each other's needs.

Thank you for your time,
Annalisa Coody

Brian Bosshardt
01/18/2005 03:35 PM

To: David De La Torre/COC@ci.chandler.az.us
cc:
Subject: auto mall expansion

----- Forwarded by Brian Bosshardt/COC on 01/18/2005 03:31 PM -----



Wehmjji@aol.com
01/17/2005 01:47 AM

To: Mayor&Council@chandleraz.gov
cc:
Subject: auto mall expansion

As the owners a home in chandler for over 20 years and the current owner of the home at 2842 E. Elgin the Chandler, we are OPPOSED to the expansion of the propsed auto mall at Gilbert and Pecos. It is not the type of business that will enhance the neighborhoods, area, or community college next to it. WI support any and all actions by our fellow citizens of Chandler and those of Gilbert to prevent this expansion from becoming a reality. We request that our message and position be shared with each member of the council prior to the Jan. 27th meeting.

Marilyn and Wayne Hochstrasser

Brian Bosshardt
01/18/2005 03:36 PM

To: David De La Torre/COC@ci.chandler.az.us
cc:
Subject: auto mall good idea

----- Forwarded by Brian Bosshardt/COC on 01/18/2005 03:32 PM -----



<fourminaz@cox.net>
01/15/2005 06:44 PM

To: <boyd.Dunn@ci.chandler.az.us>
cc:
Subject: auto mall good idea

Honorable Mayor Dunn, I am a resident of Allen ranch, and I am writing you in response to the 16 acres that Chandler had proposed for an auto mall. I do understand revenue that comes from this type of commercial endeavor, however, who was the brainiack that thought that an auto mall right next to a school would be a good idea?? I hope it was'n't your office. It seems to me that good access to, cafe's, bookstores, and good neighborhood business's would be so much more beneficial to the students. Placing a "auto mall" right next to the school and athletic fields would be a bad thing....just my opinion..

thank you for your opposition to this disaster
Martin M Moorehead

Brian Bosshardt
01/18/2005 03:39 PM

To: David De La Torre/COC@ci.chandler.az.us
cc:
Subject:

----- Forwarded by Brian Bosshardt/COC on 01/18/2005 03:35 PM -----



<michaelparent@cox.net>
01/17/2005 07:45 AM

To: <Boyd.Dunn@ci.chandler.az.us>
cc: <phill.westbrooks@ci.chandler.az.us>
Subject:

Dear Distiguished Mayor Boyd, Vice Westbrooks, and Mr
Deltorre:

My wife and I are fairly new residents of Chandler. We reside at Kempton Crossing, 2090 E. Whitten St., Chandler, AZ 85225, immediately west of Chandler-Gilbert Community College.

I do not write to you this morning to complain, but to offer to you a reasonable petition to prevent any re-zoning, and thereby protecting the integrity of existing neihborhoods from futher extention of the proposed Auto-Mall on 16 acres on the Northwest corner of Pecos Rd and Gilbert Rd.

I'd first like to thank each of you for what appears to be a progressive, but insightful approach to the development of our city, in conjuction with nearby city leaders. These are the times where you, our elected leaders are charged to honor the families and people who live here, FIRST, over and above corporate interests. You have the awesome task to reflect even more the impact your decisions will have on the 'Community' for many years to come. Once such decision is made, and earth is moved, it will be clear that there will be 'no going back.'

In a world which celebrates the next 'sound-bite', and where the prevailing attitude is to talk first, and think later, I thank you for your service.

NOW is the time to LISTEN to us the people who voice our heartfelt concerns that the re-zoning of the area in question will completely disrupt the existing continuity of this residential community.

It is very clear that over 98 acres is not enough to satisfy the developers of the already approved southwest corner. I offer that any developer could not see his or her intentions to acquire more land to sell more cars in the MIDDLE OF WONDERFUL FAMILY ABODES, objectively!

I propose that a developer with any foresight would leap at the opportunity to show the community what it gives back by NOT pushing to develope areas as well. I hope that you consider this too.

One last final personal note. As my wife and I begin to explore our fair city, (prior to the proposal to re-zone)I found a perfect jogging area between our Kempton Crossing and Allen Ranch. I just had to stop at the Chander-Gilbert Community College Soccer field to stretch, and I was really 'taken' by the breathtaking view of the mountains east, and the surrrounding valley, and a few modest fields of green extending east to Gilbert Rd. I thought that it was a wonderful thing to live away from the inner rush of Phoenix, and that this small parcel of land was such a beautiful bridge between Chandler and Gilbert. A place where people should go to feel peace.

Please, I emlore you to all take 10 minutes of your time to meet at the CGCC soccer field bleachers together, during the Magic Hour of an Arizona sunset, sit quietly, observe, listen, and reflect, (PRIOR to YOUR VOTE) and tell me this is not a TREASURE, and that the public would be better served

with more traffic, and more cars...

I believe that you will then easily make your decisions.

Thank you for your service,

Sincerely,

Michael and Linda Parent
Kempton Crossing
2090 E. Whitten St
Chandler, AZ 85225
480-980-2634



"Sherrl & Mike"
<sherrlbraden@cox.net>
t>

01/14/2005 07:58 PM

To: <David.Delatorre@ci.chandler.az.us>
cc: <Boyd.Dunn@chandleraz.gov>, <steveb@ci.gilbert.az.us>, <phill.westbrooks@chandleraz.gov>
Subject: AUTO-MALL IN A RESIDENTIAL NEIGHBORHOOD IS NOT ACCEPTABLE

Dear Legislators,

I am a resident of Allen Ranch in Gilbert (Pecos & Gilbert Rd) and strongly oppose the Chandler Auto Mall and any expansion to the North side of Pecos Road. The general plan for the college and the area surrounding is for residential development. The Developer, Marty DeRito of DeRito Partners and Chandler City Council should be ashamed, for proposing and pushing this auto-dealership into and imposing upon an established residential community. It seems they will do anything to compete with the Gilbert Auto Mall 2 miles away. By the way, the Gilbert Auto Mall is not building next to an established residential community and is not imposing upon neighborhoods and residents. The Gilbert, Maricopa County and Chandler neighborhoods of Allen Ranch, Pecos Aldea, Kempton Crossing, Gilbert Commons, Landmark and Country Place will be adversely affected by the 94 acres that have been apparently been approved by Chandler City Council. Where by, they were required only to notify within 300ft from the corner, which is inhabited by several dairy cows and posting a sign on a road under serious construction and impossible to stop and read. If that wasn't enough, now the proposed Phase II -16-acre auto mall expansion at the northwest corner of Pecos and Gilbert roads is being pushed further into residential areas and backed up to the Chandler-Gilbert Community College.

AUTO-MALL IN A RESIDENTIAL NEIGHBORHOOD IS NOT ACCEPTABLE.

Testing driving down residential streets where are children are riding their bikes and playing in our community greenbelts is **NOT ACCEPTABLE.**

The gas fumes from starting all those vehicles on a daily basis near a Community College and backed up to residential homes is **NOT ACCEPTABLE.**

The service centers running all hours of the night producing unwanted noises, while residents and their children are sleeping is **NOT ACCEPTABLE.**

The hazardous chemicals stored and used on these auto related business backed up to residential homes and near Community College is **NOT ACCEPTABLE.**

Increase of "Crimes of Opportunity" that these "open late" business will encourage backed up to residential homes is **NOT ACCEPTABLE.**

The 18FT high signs, the 30FT high lighting and the 45FT high buildings do not belong in a residential neighborhood.

The "junkyard" appearance on used car lots and auto-repair shops does not belong in a residential neighborhood.

The Inflatable Balloons and Flying Banners do not belong in a residential neighborhood.

Are the residents in Chandler, Gilbert and Maricopa County the only people not looking through "Green" tinted glasses?

The residents greatly appreciate you taking the time to review this situation and respond. Thank You.

JANUARY 19 PLANNING & ZONING MEETING
JANUARY 27 CHANDLER CITY COUNCIL MEETING

S. Braden
Gilbert, Arizona
480-510-0264
www.noautomall.com

www.info@noautomall.com

<http://www.eastvalleytribune.com/index.php?sty=34710>



"Bogumill, MarkX P"
<markx.p.bogumill@intel.com>

01/17/2005 01:12 PM

To: <darrengerard@mail.maricopa.gov>,
<David_De_La_Torre/COC@ci.chandler.az.us>
cc: <info@noautomall.com>, <jodie.novak@chandleraz.gov>,
<fbrock@mail.maricopa.gov>, <Boyd.Dunn@ci.chandler.az.us>
Subject: Alternative to rezoning Automall Phase 2

Dear Darren and David,

My name is Mark Bogumill, a resident of Maricopa County at 13315 East Cindy Street, in an unincorporated county island within Chandler City limits. My yard abuts the north border of CGCC. I feel that, as a concerned local resident, I have a right to ask the City of Chandler to develop this property in a manner that prioritizes the needs of Chandler/Gilbert Community College.

I have some reservations about the plan to develop the 16 acres on the NW corner of Pecos and Gilbert roads as proposed by the developer.

1. He is already receiving 40 million dollars to develop the 100 acres south of Pecos for an Automall. The city of Chandler is going to offer further incentive to develop these 16 acres. **His plan calls for changing the current zoning of Neighborhood Commercial to Commercial Residential.** A change to the Chandler City Growth Plan and the College Area Plan (both call for this corner to be developed Neighborhood Commercial).
2. The college and its students would not be served by developing this property as Regional Commercial (Used and New Auto dealerships and related services). In fact, developing the property along those lines would be detrimental to the college due to safety issues; students would have to cross Gilbert to reach shops and there would be an increase in criminal activity (auto thieves).
3. The Chandler Automall and Gilbert Automall will cover over 200+ acres with auto vendors located within two miles of each other. They will compete with the Tempe Automall, Superstition Springs Automall, and dealers along Arizona Ave and Baseline for business in the East Valley. I do not believe there is a sufficient consumer base to justify this expansion.

The developer could serve the needs of the college by sticking with the current zoning. How, you might ask? By using a little creativity, they could develop the 16 acres in a manner consistent with Neighborhood Commercial restrictions. For example, the developer could build shops (Auto part store, Sportsbar, Lender, Coffeeshop, Fast food, Hobbyshop) that would attract customers to a beautiful outdoor display area. There, Automall vendors would maintain displays for their products (cars). Attached is a sample possibility – Automall Phase 2. Cars would sit in 1" of water with a beautiful background. Attached is a depiction of one such display possibility – Auto display. (Falls picture is from Lake Havasu).

The benefits of such a plan:

1. To the College:
 - a. A source of flexible employment for the current 7,000 students (soon to be 15,000).
 - b. A convenient place for students to meet and collaborate on projects (part of the college experience).

2. To the Automall:
 - a. A unique drawing card to lure customers from competing vendors (Gilbert Automall, Tempe Automall, Superstition Springs Automall, the dealers along the Arizona Ave. corridor and Baseline).
 - b. Year round advertising through a beautiful attraction built to deliver customers to the Automall vendors.
3. To the surrounding communities:
 - a. An interesting place to go (and buy cars and spend money).
 - b. A buffer from the Automall.

By taking the time to 'think outside the box' this land could serve the needs of the college, the surrounding communities, and the Automall. Everyone would win.

I urge you to request that the City Council make the needs of the Community College and its students a top priority before changing the current zoning for this land.

Thank you,

Mark Bogumill



Automall phase 2.jpg; auto display.jpg



"Mireille Kaplan"
<MirmKap@cox.net>

01/17/2005 01:13 PM

To: <Boyd.Dunn@ci.chandler.az.us>,
<phill.westbrooks@ci.chandler.az.us>,
<David.Delatorre@ci.chandler.az.us>
cc:
Subject: NO AUTO MALL!

I find it very upsetting that you have so little regard for the opinions of your neighbors in Gilbert. While it is true that we can not vote any of you out of office, we certainly can vote the city of Chandler out of our wallets.

Mireille Kaplan
Allen Ranch



"Barry Southwick"
<bsouthwick@bbjlinen
.com>

To: <david.delatorre@ci.chandler.az.us>
cc:
Subject: Auto Mall

01/17/2005 03:09 PM

Dear Mr. Delatorre -

we are 100% against the proposed Auto Mall on the northwest corner of Gilbert/Pecos Roads right next to Chandler-Gilbert Community College! Also, with residential housing so close, it is unthinkable that something like this would even be considered! The 16 acres at that corner was supposed to be used to enhance the student/resident experience (cafe, coffee shop, book store, etc.). Car lots will do anything but that! Car lots need to be built where they won't affect schools or resident! Please help the people who vote and stop this now!!!!!!!!!!!!!! Thank you.

Barry Southwick

BBJ Linen
3191 N. Washington Street
Chandler, AZ 85225
480-503-4449 W

Barry Southwick, General Manager
Arizona Regional Sales Office and Warehouse
3191 North Washington Street, Suite 4
Chandler, Arizona 85225
(480) 503-4372 - Phone
(480) 503-4363 - Fax
bsouthwick@bbjlinen.com
www.bbjlinen.com



<louis2003@cox.net>

01/17/2005 05:37 PM

To: <david.delatorre@ci.chandler.az.us>, <boyd.dunn@chandleraz.gov>

cc:

Subject: GPA04-0003 CHANDLER 202 AUTO PARK PHASE II - General Plan Amendment

Mr. Mayor and Mr. DeLatorre,
I am a resident of the Allen Ranch community directly East of the proposed Chandler auto park extension. I want to specifically express my objection to the following proposed General plan Amendment:

GPA04-0003 CHANDLER 202 AUTO PARK PHASE II
Request to amend the General Plan by re-designating approximately 16-acres located at the northwest corner of Pecos and Gilbert Roads from Low Density Residential to Regional Commercial.

The Chandler General Plan, dated November 1, 2001 that was made available to residents of Allen Ranch and surrounding communities at our time of purchase, designates this area as Low Density Residential. This plan allows for neighborhood shopping centers at the corner which is the appropriate use of this land. Re-zoning this land for Regional Commercial to support a project such as an Auto Park would be inappropriate given the following fact:

Chandler-Gilbert Community College has no other adjacent area that will provide neighborhood commercial support for a student body planned to be about 17,000 by year 2010. This means that you will be forcing the student body of this campus to drive or walk across off the campus to other areas such as the SE corner of the same intersection. This will only lead to the all-familiar incidents we have read about in the news where students get killed either driving off campus or crossing a busy intersection. Examples would be at lunch-time just to get a bite to eat or pick up supplies. Please make the responsible decision and consider the potential deaths that could occur if you make the remove these neighborhood commercial services in order to extend the auto mall.

Lastly, the General Plan was reviewed and voted on by the public. It is clear in the Land Use map, the Airpark plan, and the CGCC plan that this area was never intended for Regional Commercial. CGCC support students from both our communities high schools and even in the 15 year old and younger group. You would not put Regional Commercial usage next to your high school, right? Please consider rejecting this request and having the developer look for a more suitable location away from our educational facilities.

Sincerely,
Louis DePalma
124 E. Mary lane
Gilbert, AZ 85296
480-963-9276



"James Cobb"
<james52@cox.net>

01/17/2005 09:00 PM

To: <David.Delatorre@ci.chandler.az.us>
cc:
Subject: Opposition to Auto Mall

Dear Mr. Delatorre:

Request your support in my opposition to the proposed Auto Mall at the Northeast corner of Gilbert and Pecos Roads next to Chandler-Gilbert Community College and across from my neighborhood.

I have attended one of the meetings held by the developer at the Willis JR High in DEC '04 and will be attending the Chandler Planning & Zoning meeting WED 19 JAN at the City Council Chambers. I am not a resident of Chandler as I live in Gilbert, just east and across the street from the proposed location. The auto mall will have a direct impact on my neighborhood. From what I have heard and understand from the papers and the meeting is that tax revenue's are a major influence in approving this re-zoning action by the City of Chandler. I knew that some day some type of business(s) would be constructed in the area. As I have driven around the valley, and looked at the different auto dealerships, I have not found one in such close proximity to housing developments as this one. If I knew that an Auto Mall was being considered, it would have influenced my decision to buy a home in this area, and I would most likely have purchased elsewhere.

Thank You for your time and consideration of the community and myself when the City makes this re-zoning decision. I can be reached at this email (james52@cox.net) location or at my home:

Sincerely,

James E. & Danielle Cobb

87 E. Hopkins Road

Gilbert, AZ 85296

480-361-7665



"imhape"
<imhape@cox.net>

01/17/2005 09:30 PM

To: <david.delatorre@ci.chandler.az.us>
cc:
Subject:

Subject: Proposed auto mall at NW corner of Pecos and Gilbert Rd.

Mr. Delatorre, I understand you are involved in the long range planning for the City of Chandler. Sir, I want you to know that I am VERY angry that Mr. DeRito has requested a rezoning of this property for an auto mall extension!!! My family lives just two homes east of Gilbert Rd., across from this area, and I do NOT want an auto mall looming between us and the college. It is VERY unfair for him to even consider putting an auto mall so close to residences and the college!!

If you are involved in the long-range planning for Chandler, I would hope you would realize that keeping good feelings between our two cities is of utmost importance. I have talked to MANY residents in my area, and they all feel as I do about this rezoning request. If Mr. DeRito is community-minded at all, it would seem to me that he would not impose his selfish request upon those of us so close to this area. We had NO idea when we purchased our home here that we would EVER have this problem to contend with!!

Please, Sir, would you do everything in your power to stop this rezoning request and ask Mr. DeRito to PLEASE put his proposed auto mall in an area further away from ANY residences or the community college?

Sincerely,
Ina Hancock, 46 E. Hopkins Rd., Gilbert, AZ



"Barry Southwick"
<bls55@cox.net>

01/18/2005 12:45 AM

To: <david.delatorre@ci.chandler.az.us>
cc:
Subject: Auto Mall

Dear Mr. Delatorre,

my family is **totally against** the proposed Auto Mall on the northwest corner of Gilbert & Pecos Roads right next to the Chandler-Gilbert Community College! Also, with all the residential housing so close by, how is it even possible that something like this would even be considered? That 16 acres was supposed to benefit the students and residents in the area (cafe's, coffee shops, book stores, etc.). CAR LOTS DON'T DO THAT!!!!!!!!!!!!!! How would you and your family like something like this in your neighborhood? Car Lots need to be built in areas where they don't negatively impact the schools or residential housing!! Please help the people in this area and stop this now! Thank you!

The Southwick Family



"rvrbound1@netzero.com" <rvrbound1

01/19/2005 11:14 PM

To: boyd.dunn@ci.chandler.az.us
cc: mayor@ci.gilbert.az.us, phill.westbrooks@ci.chandler.az.us,
david.delatorre@ci.chandler.az.us
Subject: No Auto Mall

Dear Mr. Boyd Dunn,

I am writing to express my sincerest opposition to the auto mall expansion at the NWC of Pecos and Gilbert Roads.

I am a resident of Vintage Ranch in Gilbert. I just invested my entire life's equity into my new residence after conducting months of research in the area and surrounding communities. I am concerned that an Auto Mall in this vicinity is not appropriate nor its predecessor of a Phase II. The frustration I am feeling (as with that of my neighbors) is the sense of sneakiness of the 1st phase going through with little notice and publication. This has created quite an uproar.

I relocated to this area from the Superstition Springs, Mesa area, where there were only a few dealerships in a very large Auto Mall. From my view, it appears to only be at 25% occupancy. Then, a few years later, Mesa added their own version of a Phase II across the freeway while the other Auto Mall remains 75% vacant with no signs of change. There just isn't a need for that many dealerships in any area. When did the need to purchase a car become so popular that you need to go to the corner Auto Mall to purchase a car. Can the city really profit from the anticipated revenue of Auto Malls and Walmarts if the market appears to be saturated anyway?

The additional concerns I have regarding these types of facilities that have not been mentioned in other e-mails really need to be considered. The noise created from the air tools used in the service areas, the revving of car motors during testing, and the realistic hours of operation need to be addressed. I know several dealerships in Scottsdale that operate a night shift on their service bays to keep up with the demand of customers. Have these items REALLY been addressed?

This question I ask you is not in disrespect, but if this proposal for an Auto Mall was located in your neighborhood, would you feel deceived and discouraged? I don't feel that there should be an Auto Mall anywhere within a residential area. This would include the Auto Mall already planned and zoned in the Town of Gilbert just down the road at Val Vista and Pecos.

The NWC of Pecos and Gilbert Roads would be much better served if it were more conducive to the needs of the Community College and surrounding neighborhoods -- like the small retail shopping center the area was originally zoned.

Sincerely,

Corey M. Carlin
Vintage Ranch Resident
Gilbert, Arizona

Speed up your surfing with NetZero HiSpeed.
Now includes pop-up blocker!



"Michael Schell"
<mschell00@cox.net>

01/19/2005 10:12 PM

To: <David.Delatorre@ci.chandler.az.us>
cc:
Subject: opposed to auto mall

David, I attended the city council meeting this evening and was very discouraged with the outcome. I have recently bought a home in the Ranch Del Ray subdivision near the proposed property. When I asked Jackson Properties about the plans for the development of that corner, I was told it would become residential commercial. I envisioned it being an expansion of the college atmosphere promoting small cafes and coffee shops. The kind of use that would encourage expansion of the college. Instead, the thought of developing that lot as a car dealership will destroy the atmosphere that I purchased a home in search of. Please, leave the current zoning as it was meant to be: for the people of the neighborhood.

-michael schell

2600 E. Springfield Place
Chandler, Az 85249



"Chris Mason"
<Chris.Mason@benefin
ancial.com>

To: <david.delatorre@ci.chandler.az.us>
cc:
Subject: question

01/20/2005 07:38 AM

David:

I wanted to vocalize my concern over the proposed auto park on Gilbert / Pecos roads. This area was zoned as a residential and neighborhood commercial area---I feel that car dealerships is nothing close to being a residential or neighborhood business (not serving the needs of the surrounding neighborhood). I live about 1/2 a mile from where this would take place and was not notified by the developer---please hear my voice and do the right thing to stop this development in this area.

Best regards,

Chris Mason

Disclaimer: Private and Confidential Intended only for the person to whom addressed. All other review and distribution is prohibited. Call Beneficial Financial Group at 1-800-233-7979 with questions.



"Paul Murray"
<paulmurray1@cox.net
>

To: <boyd.dunn@ci.chandler.az.us>,
<phill.westbrooks@ci.chandler.az.us>,
<david.delatorre@ci.chandler.az.us>

cc:

01/14/2005 10:02 AM

Subject: NO AUTO MALL EXPANSION

Gentleman, obviously from the subject line of my message, I am against the expansion of the Chandler Auto Mall.



<hook37@cox.net>

01/13/2005 04:26 PM

To: <Boyd.Dunn@ci.chandler.az.us>,
<phill.westbrooks@ci.chandler.az.us>,
<David.Delatorre@ci.chandler.az.us>

cc:

Subject: Auto Mall

My wife and I live in Gilbert Commons. We strongly oppose the auto Mall.
Please don't allow this business to spoil our neighborhood.

Ronald and Sharon Dalton
2662 S. Elm St
Gilbert, Az 85296
480 497 1977



"Jeff's Gerber"
<jeffgerber@cox.net>
01/13/2005 02:47 PM

To: <david_de_la_torre/coc@ci.chandler.az.us>
cc:
Subject: Proposed AutoMall Phase 2: GPA04-0003

Dear Mr. De La Torry,

I am a home owner/citizen who lives at 13334 E. Jupiter Way, Chandler, AZ 85225. My home is in the county island that contains the Country Place @ Chandler subdivision. We are located just west of Gilbert Road and just north of Pecos Road. The proposed Automall Phase 2/expansion would be just to our south.

I recognize that I am a citizen of the County of Maricopa, not the City of Chandler, but I hope you will consider my request. I ask that you lend your voice to the opposition to this proposal. I'm very concerned that this expansion will have significant safety concerns, which leads to reduced quality of life in our subdivision. The increased noise and the storage of hazardous chemicals that close to my home and that close to the Chandler Gilbert Community College are a concern. My greatest fear is that our neighborhood will become the 'proving ground/test track' for mechanics associated with the proposed AutoMall expansion. Ours will be one of the closest neighborhoods for mechanics to perform test drives. The City of Chandler seems to have undertaken the building of speed humps/bumps in some subdivisions located within the City boundaries around the proposed AutoMall. Our community does not have this luxury. In fact, the County has repeatedly rejected our plea for these speed control measures citing budget constraints. One need not be an auto technician to realize that streets without speed bumps/humps will be a draw for mechanics to test vehicles versus streets that contain these speed control devices. I do not look forward to the consequences the will follow for my community should the proposed AutoMall expansion proceed. I enjoy the quality of life that I currently have. I would not like to see that impacted negatively.

Thank you for your time and consideration in this matter. Should you wish to contact me directly to discuss this matter, you may do so at 602-330-7272 in addition to my provided e-mail and street address.

Regards,
Jeff Gerber



"leahayers"
<leahayers@cox.net>

01/13/2005 02:56 PM

To: <Boyd.Dunn@ci.chandler.az.us>
cc: <phill.westbrooks@ci.chandler.az.us>,
<David.Delatorre@ci.chandler.az.us>
Subject: NO AUTO MALL

We are very unhappy with the decision to develop an Auto Mall in the middle of Several hundred homes. It is not good planning on Chandler's part. It will ruin the community feel we currently have and have planned for the future. Please read the enclosed attachment we sent to you.

Tim and Leah Ayers



Allen Ranch residents, Gilbert Arizona 85296 No Auto Mall.doc

Hello,

I am writing to you in opposition to having a vacant property rezoned for car dealerships. The property is located directly across the street from the Allen Ranch subdivision in Gilbert, Arizona. I am a proud homeowner in Allen Ranch. Allen Ranch is a very beautiful and friendly neighborhood. I plan to live in this community for a long time. There are many reasons why I do not want any car dealerships to be located on the vacant property.

1. Before I purchased my home in September 2004, it was my understanding that this area was zoned for residential and neighborhood commercial (i.e., coffee shop, café, grocery store, movie rentals, small boutiques, etc.). I feel this is very unfair to homeowners in Allen Ranch.
2. Allen Ranch has a neighborhood friendly look and feel. Adding a multiple car dealership will take away from the neighborhood friendly look and feel. Car dealerships are unsightly.
3. Hazardous materials will be located near Allen Ranch. (i.e., gas tanks, painting materials, service repair materials at service centers, etc.)
4. Noise. Loud intercom systems, auto body shops, bands, DJ's, car traffic from test-driving.
5. Bright spotlights.
6. Car dealerships will have strange hours of operations. They could be open late for "midnight madness" sales.
7. Tall commercialized looking buildings could be built on the property.
8. Advertising displays will make it look commercialized (i.e. Electronic billboards, very large blow-up figures, banners, flags, and blimps flying around).
9. Traffic. Test-driving of vehicles will cause bad traffic.
10. Crime.
11. Lower home values.

Please do something to help homeowners in Allen Ranch. There are two public hearing meetings scheduled at the Chandler Public Library, 22 S. Delaware St. Here are the times

Wednesday December 15, 2004 5:30 pm
Thursday December 16, 2004 7:00 pm

Can you join us in helping the city of Chandler understand our concerns as homeowner's that would be greatly disappointed if this is allowed.



"L Winters"
<lwinters@cox.net>

01/13/2005 09:21 AM

To: <Boyd.Dunn@chandleraz.gov>, <phill.westbrooks@chandleraz.gov>,
<David.Delatorre@ci.chandler.az.us>, <steveb@ci.gilbert.az.us>
cc:
Subject: re: Chandler Auto Mall

Dear Gentlemen,

My family and I moved to Gilbert from Chandler. I can not believe you could allow this monstrosity (the auto mall) to be located between a residential neighborhood and a community college. If this auto mall does go in, it will be a danger to our children. At Allen Ranch, it is a close knit neighborhood where children can ride their bikes and know so many neighbors and friends. I for one would not let my children ride their bikes where there is test driving going on. Mr. DeRito can not be aloud to continue expanding his auto mall. He does not need anymore land. You need to tell him that this can not happen for the safety of our children! There will be more crime and speeding cars. Would you feel comfortable with this going in around your family?

I have lived around an auto mall before. It was awful!!!!!!! We actually had a person running over our roof once to get away from police after he tried to steal a car. That is not what any neighborhoods want for their children! Be honest, would you?

Please stop this before it is too late! For the children and families who might be hurt! Do what is right not what is financially sound.

Lisa Winters
Allen Ranch Homeowner & Mother



"Joy Wolosonovich"
<joywo@hotmail.com>

01/12/2005 09:19 AM

To: david.delatorre@ci.chandler.az.us
cc: info@noautomall.com
Subject: Fight against the Auto Mall

Dear Mr. Delatorre,

I am a resident of the Kempton Crossing neighborhood located and Cooper and Pecos in Chandler. I am one of many residents **against** the auto mall planned to go in at Gilbert and Pecos next to the Chandler-Gilbert Community College (just one mile from our home). This is a horrible idea as **this is a neighborhood!** We do not want the traffic that this will cause congesting our neighborhoods.

This auto mall must choose a different location! It is not fair to those of us who chose a quiet, out of the way community to raise our families.

If you would like further input, I am free to discuss any questions you may have.

Regards,

Joy Wolosonovich

Brian Bosshardt
01/12/2005 02:06 PM

To: David De La Torre/COC@ci.chandler.az.us
cc:
Subject: Auto Mall

----- Forwarded by Brian Bosshardt/COC on 01/12/2005 02:02 PM -----



John P Bogumill
<jabogumill@juno.com
>

01/11/2005 06:11 PM

To: Boyd.Dunn@ci.chandler.az.us
cc: fbrock@mail.maricopa.gov, charles.reinebold@cgcmail.maricopa.edu,
maria.hesse@cgcmail.maricopa.edu
Subject: Auto Mall

Dear Madam or Sir:

We are writing to express our opposition to the auto mall on the corner of Pecos and Gilbert Roads because of the negative impact it would have on the many surrounding residents who live nearby.

By nature, an auto mall is a loud, intrusive business.

1. The merchandise to be sold is out of doors. This cannot be mitigated.
2. The merchandise is very expensive and therefore, must be protected by bright lights and other security measures. The bright lights are intrusive. This cannot be mitigated!
3. The merchandise is sold out of doors. The communications used in selling (including intercoms) and test drives must be done out of doors on a loud public address system. THIS CANNOT BE MITIGATED. (Or it won't be if the seller is to maximize business, which he will do).

Please do not approve an auto mall in the residential area of Gilbert and Pecos. Put this auto mall somewhere else, where private residences have not yet been built.

Thank you.

Sincerely yours,

Bogumill
Street
85225

John and Avis
13335 E. Cindy
Chandler, AZ

P.S. to Chandler Gilbert Community College. We think the college should also get involved in this issue. Over the years we have been good neighbors to you (even taking some of your courses, and not complaining about your occasional noise) and we think it is time for you to return the favor; and join the opposition to the auto mall intrusion.



JGibbonsaz@aol.com

01/12/2005 04:00 PM

To: Boyd.Dunn@ci.chandler.az.us, phill.westbrooks@ci.chandler.az.us,
David.Delatorre@ci.chandler.az.us

cc:

Subject: rezoning nw pecos&gilbert rds

Please do not change the zoning on the NW corner of Pecos and Gilbert Rds. When we purchased our home 4 1/2 years ago (Kempton Crossing) it was our understanding this parcel of land was zoned light commercial, which would compliment our area with restaurants, small shop etc.. A change in zoning now would be a disservice to Chandler and Gilbert residents, as the zoning stands now the area would be patronized by residents of Chandler, Gilbert, also the facility and students of CG Community College.

One last comment as residents of Chandler we think it is time the city enriched our neighborhood, not forsake our neighborhood for another commercial developer.

James and Mary Gibbons
2391 East Fairview Street
Chandler, AZ 85225-2326



"C Martin"
<cmartin34@cox.net>

01/11/2005 05:37 PM

To: <phill.westbrooks@chandleraz.gov>,
<David.Delatorre@ci.chandler.az.us>

cc:
Subject: expansion of auto mall

Dear sir. I have taken the time to speak to numerous students at CGCC. In fact 10 years ago I was a student there. I am a nurse and my husband works at General Dynamics. I have attended many of the Chandler Foundation Scholarship functions. I know many Chandler teachers. Not one of them feels that an auto dealership is a appropriate complement to the Community College. We were surprized to hear about this in the paper. What is Chandler thinking? This seems to be the consensus! Yes, we are sure the developer and the City benefits monitarily. But before we all jump on the green eyed monster let's consider what is best for the college. Fumes, lights. theft, noise? I think that this reeks of our capitolistic society! This would never happen in cities that truly plan, stop and think about long-term effects! Please respond ! Cindy and Glea Martin



"J. Richitelli"
<Richitelli@cox.net>
01/11/2005 04:57 PM

To: <boyd.dunn@ci.chandler.az.us>,
<phill.westbrooks@ci.chandler.az.us>,
<david.delatorre@ci.chandler.az.us>
cc:
Subject: Auto Mall

Dear Mayor & Vice Mayor,

As a citizen of the community I am concerned about the future plans of an Auto Mall at the Northwest corner of Gilbert/Pecos for the following reasons:

1. The proposed Auto Mall expansion would be aprox. 200 yards from my residence to the north. This creates the following concerns:

- A. Devaluation of my home
- B. Nuisances at all hours of the day (i.e. lights, truck deliveries and vehicle traffic)
- C. Safety considerations (i.e. test drives in residential neighborhoods with children)

2. Auto Malls (or over flow parking areas) do not belong next to a community college. If you look at neighboring community colleges you do not see car dealerships next door (i.e. MCC, Phoenix College, SCC or GCC). What you do see is small retail shops to accommodate students (coffee shops, restaurants and book stores).

3. The location of the proposed Auto Mall expansion was originally zoned for Neighborhood Retail for good reason. It is not fair to neighboring home owners who purchased there home with the understanding that the area was zoned for neighborhood retail and now changed to accommodate an Auto Mall expansion.

In closing, the Auto Mall project has enough land to be a successful business and contribute to the tax base of Chandler. Please consider the Citizens of Chandler, Gilbert and Maricopa County when you cast your vote for the Auto Mall expansion.

Thank you,

John Richitelli
13332 E. Chicago St.
Chandler, AZ 85225



"K Urakawa"
<ksurakawa@hotmail.com>

01/11/2005 01:16 PM

To: fbrock@hail.maricopa.gov, Boyd.Dunn@ci.chandler.az.us,
David_De_La_Torre/COC@ci.chandler.az.us

cc:

Subject: Proposed Automall Expansion, NW corner Gilbert Road & Pecos Road

My name is Ken Urakawa, and my family and I live at 13316 E. Chicago Street, just north of the proposed expansion of the Automall.

I would like to express my strong opposition to this expansion. It was my understanding that the property has already been zoned for neighborhood commercial--shops, cafe, that sort of thing. Adding more size to an already monstrous auto mall just doesn't seem to be in the spirit of the neighborhood.

There are lots of families that live in our neighborhood, and an elementary school. Kids walk and play on our sidewalks, and it's a nice quiet setting for them. I'm already concerned about the economic impact on our neighborhood, but I think that putting even more autos on our side of the street would affect our quality of life.

I know that this is a business matter to you, and you're thinking about the bottom line. But consider it from our perspective, and think about how you would feel if you were told that one thing would be built, and then something else (considerably less attractive, by the way), was put there instead.

Thanks for your time

Ken Urakawa



"Terry"
<irishman77@qwest.net>

01/10/2005 07:01 PM

To: fbrock@mail.maricopa.gov
cc: Boyd.Dunn@ci.chandler.az.us,
David_De_La_Torre/COC@ci.chandler.az.us
Subject: Chandler Auto Mall

Dear Sirs,

My name is Terry Kane and I live at 13331 E Cindy St just north of the Chandler/Gilbert Community College. The reason I'm contacting you is to voice my concern over Phase II of the proposed Auto Mall. I understand that the city needs the tax revenue to pay for the city services provided, but I think 92 acres south of Pecos Road is more than enough room for the auto mall. The increase in traffic will be bad enough but to spread this out over both sides of Pecos Road is excess. The increase in traffic will be bad enough as is. The land was zoned as is for good reason so leave it zoned as it is. I can put up with the mall on the other side of the street but to expand it next to the college and lower the property values in our neighborhood is just plain wrong. How would you like to have an auto mall in your backyard? What that corner needs is a small strip mall that would serve the college and the neighborhood. Not 16 acres of expanded auto mall. I ask you to really think about your vote on this issue in terms of how it affects the neighborhood and not just the money in the bank. If you can't have a quality of life in Chandler why would someone want to live here. I thank you for your time.

Yours truly,

Terrance P. Kane



"Diane Mardis"
<dmardis@tempescho
ols.org>

01/10/2005 10:03 AM

To: Boyd.Dunn@chandleraz.gov, phill.westbrooks@chandleraz.gov,
David.Delatorre@ci.chandler.az.us
cc:
Subject: Auto Mall & Direction of Chandler

Dear Sirs,

I am a resident of Kempton Crossing and have been so since it was first developed. I have seen a lot of change in the area since that time. For the most part it has been favorable and I have not spoken out against any of the development I have seen. However, with the recent direction in which you have been taking Chandler, I must say something.

First of all, the AutoMall. When I first saw the orange notification sign on the SW corner of Pecos and Gilbert with information regarding the AutoMall, I contacted Kevin Mayo, as per the instructions. During our discussion he never informed me that there was a Phase II ever planned. I asked him about plans for every undeveloped corner in my area. He told me that small commercial, designed to support the college, was designated for the NW corner of Gilbert & Pecos. This contradicts your statements that Phase II had been in the plans all along. I would also like to point out that he was reassuring me that an AutoMall going into the SW location was much better than a 24 hour high traffic retail such as a Super Wal-Mart or Target. He of course left out the fact that both of those retailers were going in just south of the AutoMall anyway.

Secondly, Wal-Mart. It seems like the all-mighty dollar is what is most important to you. Are we becoming the Wal-Mart and AutoMall capital of the world?? We all know the negative impacts Wal-Mart brings to communities and it looks like you want one every 2 miles!

Lastly, the revitalization of downtown. Once again, I am a bit confused with your vision. You say you want to revitalize downtown but you allow a tire & rim shop to open on prime realstate on the NW corner of Chandler & Arizona Ave. This is an eyesore and I can not believe, after the fight you fought over the poor little Jack-in-the-Box that you would consider this better.

I know I am not alone in the concern about the direction in which you are taking Chandler. All you have to do is pick up the paper. I know the residents by Riggs Gateway put up a fight and won and we plan to do the same. I can't believe this is what you want for your home and it is not what I want for mine. I would like to know how many AutoMalls and Wal-Mart. I am not trying to be glib but it is not always about the dollar and that is what it is feeling like.

I appreciate your time and consideration. Thank you



**"John
Schnekenburger"**
<jcschnek@cox.net>

01/10/2005 08:09 AM

To: <fbrock@mail.maricopa.gov>, <Boyd.Dunn@ci.chandler.az.us>,
<David_De_La_Torre/COC@ci.chandler.az.us>
cc:
Subject: AGAINST Automall Phase 2: GPA04-0003

John Schnekenburger
16225 S. Catalina St.
Chandler, AZ 85225
Country Place at Chandler

I live near the affected property and am AGAINST the proposed Automall Phase 2: GPA04-0003

This is not what this was intended to be used for. If you lived by this property you would feel the same.
Please take into account who votes you into office - citizens, not developers. Thank you.

Brian Bosshardt
01/03/2005 12:26 PM

To: David De La Torre/COC@ci.chandler.az.us
cc:
Subject: Chandler Auto Park Rezoning

----- Forwarded by Brian Bosshardt/COC on 01/03/2005 12:23 PM -----



"Raquel"
<rmschneider5@cox.net>
01/01/2005 07:29 AM

To: <boyd.dunn@chandleraz.gov>, <phill.westbrooks@chandleraz.gov>
cc:
Subject: Chandler Auto Park Rezoning

PLEASE PLEASE PLEASE PLEASE PLEASE

DO NOT Rezone the NW corner of Pecos/Gilbert fo a multiple car dealership or any other dealership. As you know this land is currently zoned for residential & neighborhood commercial which does not include car dealerships. I can speak for many of my neighbors who have worked hard to be able to live in prestigious communities located near Pecos/Gilbert (Allen Ranch, Vintage Ranch, Jakes Ranch, Gilbert Commons) and we are all **OPPOSED** to City of Chandlers efforts to rezone this area. The above mentioned neighborhoods have been recognized as one of the best family oriented neighborhoods within the 85296 zip code. We want to keep a safe environment for this area densely populated with children. The 85296 articles in the paper have said it all. The people living in this wonderful area moved here because of the great family environment and location. We **DO NOT** want the major disruptions and dangers that a car dealership would bring. The closer it is to our community the more the impact. I plan to unite together with my community and attend the upcoming public hearings to demonstrate our **OPPOSITION** to this proposed rezoning.

Sincerely,

Raquel Schneider, Home Owner
Landmark at the Gilbert Commons
286 E. Bridgeport Pkwy
Gilbert, AZ 85296



"Colby LeMaire"
<colbylemaire1@cox.net>

To: <David.Delatorre@ci.chandler.az.us>
cc:
Subject: Auto Mall

01/01/2005 02:58 PM

It has been brought to my attention that an Automall is being proposed next to residential neighborhoods and the Chandler-Gilbert Community College. I am adamantly opposed to this as is my wife, and I hope you really consider the residents and listen very closely to our concerns. I am not opposed at all to small business such as coffee shops or grocery stores, but I will do my part to see that this automall does not happen due to an auto mall bringing increased crime, dangerous "test-drive" traffic, hazardous materials and noise.

Concerned Residents,
Heather and Colby LeMaire



<marlees@cox.net>

12/23/2004 03:00 PM

To: <david.delatorre@ci.chandler.az.us>

CC:

Subject: Auto mall

Mr. Delatorre,

I am strongly opposed to an auto mall being built at Pecos and Gilbert Roads. I live at 320 East Mary Lane in the Allen Ranch subdivision and believe that an auto mall would be one of the worst things that could be put there. Between the noise, the lights, people test driving down allen road, the traffic and enviornmental impact it will lower our property values and impact the quality of life in our community. When we purchased our home in February of 2004 we were told of no such plans.

Please do not go forward with the auto mall!

Marla Lees



AZJHAWK6@aol.com

12/23/2004 06:56 PM

To: david.delatorre@ci.chandler.az.us

cc:

Subject: Stand up

No to the proposed auto mall. Ask yourself one thing, would this be acceptable in your neighborhood?
The answer should be clear. Take a stand.

Darryl Daniel
394 E. Julian Dr.
Gilbert, AZ.

A resident of the Wild Horse sub division of Allen Ranch



"John Trompeter"
<jtromp@cox.net>

12/24/2004 06:27 AM

To: <david.delatorre@ci.chandler.az.us>
cc:
Subject: automall

i live in countyplace at chandler which is 1/4 mile from where this expansion is proposed....there should be no commercial development on the n.w. corner of pecos and gilbert...there are plenty of other locations which are acceptable.....this property should remain residential..how would you like 1000's of people test driving cars in your back yard???.....john trompeter 13326 e. butler st chandler az 85225



Maggie Geymont
<maggiegeymont@yahoo.com>

12/27/2004 07:29 AM

To: boyd.dunn@chandleraz.gov, david.delatorre@ci.chandler.az.us,
phill.westbrooks@chandleraz.gov
cc:
Subject: College Area Plan - Rezoning attempt

We are voicing our strong opposition to the proposed re-zoning and the creation of yet another Auto Mall on the vacant property next to <?xml:namespace prefix = st1 ns = "urn:schemas-microsoft-com:office:smarttags" />Chandler Gilbert Community College. We ask that the Mayor's Office and the Chandler City Council take whatever action necessary to block this project and to deny the developers' request to build a car dealership.

While we recognize the need for increased revenue for our town, we know that the 90+ acres on the SW corner of Pecos/Gilbert Road that were approved for an Auto Mall last year are MORE than enough.

When our family (we have two children) purchased our home at Kempton Crossing five years ago, we investigated the zoning in the neighborhood and bought it among other factors with due consideration of the future development possibilities, which were sited as residential and neighborhood commercial. This project would produce significant impacts to traffic, physical environment, and property values throughout the project neighborhood and surrounding neighborhoods. For us, more importantly, it would alter the face of our community. We welcome change, but we must find a balance!

We ask that you deny the request to change zoning from our original College Area Plan.

Thank you for your consideration.

Jim and Maggie Geymont

2420 E. Geronimo Street

Chandler, AZ 85225

Do You Yahoo!?

Tired of spam? Yahoo! Mail has the best spam protection around
<http://mail.yahoo.com>

Brian Bosshardt
12/29/2004 10:21 AM

To: David De La Torre/COC@ci.chandler.az.us
CC:
Subject: Auto Mall

----- Forwarded by Brian Bosshardt/COC on 12/29/2004 10:17 AM -----



TAZGRL779@aol.com
12/19/2004 03:32 PM

To: Mayor&Council@chandleraz.gov
CC:
Subject: Auto Mall

I currently live at 779 East Kesler Lane, Chandler Az. We have purchased a home from Jackson Properties in Ranch Del Ray. Construction has not yet started. Our families concerns are #1 noise from intercom systems. #2 excessive lighting being projected outside of the car lots. #3 people unfamiliar with the area test driving cars they are unfamiliar with the operation of. If you've been to an auto mall, you know how dangerous it is. Drivers are busy looking at display cars and signs instead of paying attention to driving. Our new address will be 2557 East Remington Place, Chandler,AZ. Which is just north of Willis Road. There will only be two other homes south of ours between us and Willis Road. Please remember these homes coming in, that are not yet there, but will be there soon. Please handle this development as if it was YOUR BACKYARD and it is your life savings as it is ours. #4 the plan to expand north of Pecos seams it will cause traffic confusion with test drives and people requiring auto service. We feel this land north of Pecos would be better used for the college as I've seen in the colleges future plans several years ago.

Thank You,
Terry Lalli

Brian Bosshardt
12/29/2004 10:23 AM

To: David De La Torre/COC@ci.chandler.az.us
cc:
Subject: Auto Mall

----- Forwarded by Brian Bosshardt/COC on 12/29/2004 10:19 AM -----



"Mireille Kaplan"
<MirmKap@cox.net>
12/23/2004 10:13 PM

To: <boyd.dunn@chandleraz.gov>
cc:
Subject: Auto Mall

Dear Mayor Dunn,

Chandler has been disingenuous with all the people who live north of Pecos Road both east and west of Gilbert Road. You rezoned the piece of land south of Pecos Road with so little fanfare that no one knew about it. An auto mall does not belong so close to residential areas or to a school. We don't need mechanics test-driving cars thru residential streets where our children play. We also don't need trucks unloading cars in the middle of the night or huge electronic billboards. Because of the nature of the business there will be hazardous materials stored there. Again this is too close to the residential areas.

<?xml:namespace prefix = o ns = "urn:schemas-microsoft-com:office:office" />

Now you want to add insult to injury by expanding an unwanted auto mall to the north side of Pecos Road, where there should be shops that will be useful to the college students that attend Chandler Gilbert Community College. Please reconsider this proposal. The auto mall belongs further south on Gilbert Road so that there will be a true buffer between it and our residential areas.

Sincerely,
Mireille Kaplan
Allen Ranch
Gilbert

JON KYL

ARIZONA

730 HART SENATE OFFICE BUILDING
(202) 224-4521

COMMITTEES:

FINANCE

JUDICIARY

ENERGY AND NATURAL
RESOURCES

CHAIRMAN
REPUBLICAN POLICY COMMITTEE

United States Senate

WASHINGTON, DC 20510-0304

STATE OFFICES:

2200 EAST CAMELBACK ROAD

SUITE 120

PHOENIX, AZ 85016

(602) 840-1891

7315 NORTH ORACLE ROAD

SUITE 220

TUCSON, AZ 85704

(520) 575-8633

December 20, 2004

Mrs. Tim and Leah Ayers
347 East Phelps Street
Gilbert, AZ 85296

Dear Mrs. Ayers:

Thank you for contacting my office with your concerns.

While I would like to help you, the matter you raise is not of a federal nature. Therefore, I have taken the liberty of forwarding your correspondence to Chandler Planning & Zoning Commission so that you might be assisted. The address and telephone number are Planning & Zoning Commission, City of Chandler, P.O. Box 4008, Chandler, AZ 85244-4008, (480) 782-2220.

Please do not hesitate to contact me if you have a problem with any federal agency.

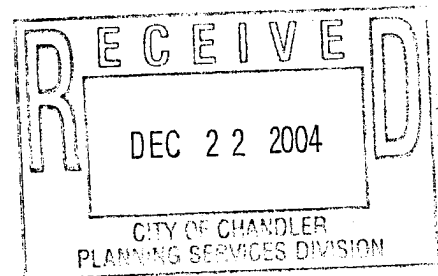
Sincerely,



JON KYL

United States Senator

JK:mk



From: leahayers@cox.net
Date: 12/14/2004 2:23:12 PM
To: webmail@kyl-iq.senate.gov
Subject: City wants to build car lot across from our neighborhood

We are writing to you in opposition to having a vacant property rezoned for car dealerships. The property is located directly across the street from the Allen Ranch subdivision in Gilbert, Arizona. Allen Ranch is a very beautiful and friendly neighborhood. We plan to live in this community for a long time. There are many reasons why we do not want any car dealerships to be located on the vacant property. We feel this is very unfair to homeowners in Allen Ranch. Allen Ranch has a neighborhood friendly look and feel. Car dealerships are unsightly. Hazardous materials will be located near Allen Ranch. Noise. Load intercom systems, auto body shops, bands, DJ's, car traffic from test driving. Bright spot lights. Car dealerships will have strange hours of operations including "midnight madness" sales. Tall commercialized looking buildings could be built on the property. Advertising displays will make it look commercialized. Traffic. Encouragement of Crime. Lower home values.

Please do something to help homeowners in Allen Ranch. There are two public hearing meetings scheduled at the Chandler Public Library, 22 S. Delaware St. Here are the times

Wednesday December 15, 2004 5:30 pm
Thursday December 16, 2004 7:00 pm

Can you join us in helping the city of Chandler understand our concerns? This would greatly disappoint us as proud homeowners in Allen Ranch if this is allowed.

Sincerely, Tim and Leah Ayers
480-899-9665

==== Original Formatted Message Starts Here =====

Sender's IP address = 68.99.244.191
<APP>SCCMAIL
<PREFIX>Mrs.</PREFIX>
<FIRST>Tim and Leah</FIRST>
<LAST>Ayers</LAST>
<ADDR1>347 E. Phelps St.</ADDR1>
<ADDR2></ADDR2>
<CITY>Gilbert</CITY>
<STATE>AZ</STATE>
<ZIP>85296</ZIP>
<PHONE>480-899-9665</PHONE>

Brian Bosshardt
12/17/2004 03:49 PM

To: David De La Torre/COC@ci.chandler.az.us
cc:
Subject: Inquiry re: Automall expansion GPA04-0003

Hi David,

The email below was sent to Mayor Dunn. Can you help me answer questions #1 and 2 so I can respond on behalf of Mayor Dunn?

Thanks!

Brian

----- Forwarded by Brian Bosshardt/COC on 12/17/2004 03:44 PM -----



"Bogumill, MarkX P"
<markx.p.bogumill@intel.com>

12/17/2004 09:56 AM

To: <boyd.dunn@chandleraz.gov>
cc:
Subject: Inquiry re: Automall expansion GPA04-0003

Hi Mayor Boyd or staff member,

Please excuse my lack of formality or protocol. I am a simple person who does not normally participate in the political arena.

However, I attended two meetings recently regarding the proposed Automall expansion, the planning commission meeting Dec 15 and the city council meeting Dec 16.

I have some concerns:

1. Is it true that a member of the planning commission abstained from voting on this issue due to a 'conflict of interest'?
 - a. IF so, who is that member and how do I contact him or her? I wish to speak with him or her for further information regarding his or her involvement in the process.
2. I would like to know how I might obtain information regarding the stipulation* from the city council to the developer for 'full disclosure', specifically as it relates to potential buyers of the Jackson properties development south of Pecos road and west of the 92 acre Automall.
 - a. * I am not sure this is the correct term. Again, forgive my ignorance. I am merely trying to ascertain whether efforts by city council to address the issues of the public in this matter are effective. Apparently, from what I saw at the meeting, the signage and newspaper posting was not.
3. I would also like to know under what jurisdiction I fall, since my address is 13315 East Cindy Street, Chandler, AZ.
 - a. As a homeowner in Country Place, an unincorporated community, do I direct my concerns to Chandler or to authorities in Maricopa County?

I appreciate your response,

Mark Bogumill
13315 East Cindy Street
Chandler AZ 85225

My address since 1996
480-570-5612
mbogumill@juno.com
markx.p.bogumill@intel.com



"Lorne Knowles"
<lorneknowles@minds
pring.com>

To: <David.Delatorre@ci.chandler.az.us>
cc:
Subject: Opposed to Automall expansion

12/18/2004 08:14 AM

I am a Chandler resident and am writing to inform you that I am opposed to the Pecos & Gilbert roads land rezoning and proposed auto mall expansion.

Thank you,

Lorne Knowles
6298 S. Pinaleno Pl.
Chandler, AZ 85249

Tel: 480-296-3004



VDaniel1@aol.com

12/19/2004 11:35 AM

To: david.delatorre@ci.chandler.az.us

cc:

Subject: Proposed Auto Park

Dear Mr. Delatorre:

I am writing to express my complete opposition to the proposal to put an auto park on the corner of Pecos and Gilbert Roads in Chandler.

I live in the Kempton Crossing housing development on Pecos and Cooper and I am disgusted by the idea of an auto park being built so close to a major residential area.

It is my understanding that the property in question is zoned for residential and neighborhood commercial businesses (i.e., coffee shop, grocery store, etc). I don't believe that car dealerships qualify as neighborhood commercial. I am amazed and dumbfounded that the City of Chandler is actually considering rezoning this property for an auto park!

I bought my home in this area because it was quiet, safe and a lovely area of Chandler. I truly believe that putting in multiple car dealerships will change ALL of that. In addition to lowering property values in the area, and increasing crime, we will have to put up with traffic congestion, test driving through our neighborhoods (where there are MANY children who play outside), hazardous materials being located on the property (gas tanks, painting materials, etc.) and the closest HAZMAT fire station being 6 miles away!! In addition to these potentially dangerous scenarios, there will be noise from the intercom systems and unsightly advertising (electronic billboards, blimps, banners, etc.).

I STRONGLY OPPOSE the rezoning of this area for an auto park and I hope that you will listen to the residents of this community and oppose the rezoning as well.

Sincerely,
Vicki Daniel
2440 E. Fairview Street
Chandler, AZ 85225



"nsteber"
<nsteber@mindspring.
com>

12/19/2004 05:33 PM

To: <david.delatorre@ci.chandler.az.us>, <boyd.dunn@chandleraz.gov>,
<phil.westbrooks@chandleraz.gov>
cc: <noautomall@yahoo.com>
Subject: Proposed Auto Mall

Dear Sirs:

We are writing you to oppose the upcoming hearing for the proposed auto mall site on Pecos and Gilbert Rds. We live in the development next to the Chandler Gilbert Community College on Fairview in Chandler and we see that there is already a auto mall that is being developed across the road from the proposed site, which we do not even like the idea of that going in and if we would have had the opportunity to object to that we would certainly have voiced our objection to that also.

This is a residential area and we do not like the idea of these massive commercial sites going in around our residential area. There is no need to develop this auto mall on that proposed extension site. This brings even MORE traffic and hazardous conditions on this corner. When we walk our dog we see speeding traffic in and out of the college and now with the new Jackson Property development, the auto mall and the shopping mall down on Gilbert road the traffic is going to be congested and dangerous for the residents in this area.

We moved out here to get some quiet away from some of the daily traffic and we are very upset thinking this is possibly happening in our quiet neighborhood.

Would you want this in your neighborhood? I think not!!

We're sure there are several open fields along the Santan that I am sure the developer could look at and would be just as beneficial to his needs.

We do not understand why the developer and the CITY OF CHANDLER, would even consider putting this kind of development in a residential area. You shouldn't put the almighty dollar before the safety and well being of the residents of Chandler that you're suppose to represent.

Please, please think about what you're doing and please take the communities request into consideration and DO NOT REZONE. We feel what is already going in is enough!!

Thank you for your consideration in this matter.

The Steber's @:

nsteber@mindspring.com

"When I despair... I remember that all through history, the way of truth and love has always won. There have been murders and tyrants, and for a time they can seem invincible. But in the end they always fall. Think of it... always."

- Gandhi



<Keith.Tench@alltel.com>
m>

12/17/2004 10:51 AM

To: <david.delatorre@ci.chandler.az.us>
cc:
Subject: Concerned Chandler resident.

David,

I've been a long time Chandler resident and I'm upset over the proposed car dealership at the Pecos/Gilbert road area. I live at Kempton Crossing and boarder the generally very quiet campus. This just does not make sense in the given area. I could understand a bookstore, coffee shop, restaurant, even a grocery store but a car dealership in the middle of \$300,000 houses is ridiculous. There must be a better area to put this. We have a daughter who rides her bike in the neighborhood as well as we frequently walk our dog. The added traffic and noise would present hazards for the local neighborhood that seem unnecessary not to mention the potential diminished property value that this project would present.

I ask that you please keep in mind that once you ok a project like this, you cannot take back the neighborhood that you may have negatively impacted. Please do not turn Chandler in Mesa. This is not the right project for this area. I too am pro-growth and see the need for commercial business and long as it makes sense. This clearly does not and I hope you support our neighborhood against this project.

Sincerely,
KT

Keith A. Tench
Alltel Communications
Wireless Business Solutions Manager
Ph: (602) 809-0749
Keith.tench@alltel.com

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"Keri Schultz"
<keschul@cox.net>

12/16/2004 07:50 PM

To: <david.delatorre@ci.chandler.az.us>
cc: <phil.westbrookes@chandleraz.gov>
Subject: No Auto Mall/Rezoning of Gilbert/Pecos

Dear Sirs,

Please consider my opposition to the proposed rezoning of the NW Corner of Pecos and Gilbert. An auto mall next to beautiful communities and a college is inappropriate. My family and I are very concerned about the effects of such business on our neighborhood. (Noise, excess traffic, visually unappealing and loss of home value) Please support us in keeping the original zoning for this area.

Sincerely,

Keri A. Schultz



"Madison, Sherri V"
<sherri.v.madison@intel.com>

To: <david.delatorre@ci.chandler.az.us>
cc: "Madison, Craig J" <craig.j.madison@intel.com>
Subject: Opposition for Gilbert / Pecos Auto mall Expansion

12/16/2004 11:11 PM

To: City of Chandler
From: Sherri Madison, Allen Ranch Resident
Re: Gilbert / Pecos Auto mall Expansion

I am absolutely opposed to the expansion of the auto mall on the North side of Pecos Road. I live in Allen Ranch and am extremely worried that the quality of my neighborhood will be severely impacted if the expansion is approved.

I do not want the increased traffic and noise, huge signs, large blow-up figures, nor spotlights this close to my neighborhood. I don't want test drives occurring in my neighborhood where we have a significant amount of children playing. I fear that the value of my home will decrease with this type of business so close.

Quite frankly, I am opposed to the auto mall in this area altogether. It really doesn't fit with the surrounding area at all. I definitely would not have purchased a home in this area if I'd had any inkling that an auto mall would be less than a mile away.

Our neighborhood is high quality homes and is quiet & beautiful.

Please listen to the neighbors and do not allow this expansion.

Regards,

Sherri Madison



"Mireille Kaplan"
<MirmKap@cox.net>

12/17/2004 08:12 AM

To: <david.delatorre@ci.chandler.az.us>
cc:
Subject: Auto Mall

Gentlemen:<?xml:namespace prefix = o ns =
"urn:schemas-microsoft-com:office:office" />

After having attended the meetings on Dec.9, 2004, Dec.15, 2004 and Dec.16, 2004, I have come to realize that the Chandler City Council is under a vast misconception. All the people who are apposed to the auto mall north of Pecos Road are also apposed to the auto mall south of Pecos Road. It is very easy to get a proposal passed when no one knows about it. We were never notified about Phase I of the auto mall until it was too late to do anything about it. We are now trying to minimize the damage that an auto mall will create in a residential area. I seem to recall reading articles in the paper saying that a proposed auto mall may be built south of the San Tan Freeway. After that I heard nothing about any public meetings.

An auto mall next to residential housing and a college are just inappropriate. Other auto malls in the valley have business areas that buffer them from residential housing. Please don't create even more of a problem by allowing the auto mall to go north of Pecos Road.

Mireille Kaplan
Allen Ranch



"Tony Schultz"
<tonyschultz@piping-s
ystems.com>

12/16/2004 02:26 PM

To: <David.Delatorre@ci.chandler.az.us>
cc:
Subject: No Auto Mall/Rezoning on NW corner of Pecos/Gilbert

Please accept this email in opposition to the proposed rezoning/auto mall on the NW corner of Pecos/Gilbert. I will make every effort to attend all meetings to voice my opposition to this disappointing plan. An auto mall located next to residential communities and a community college is not appropriate use of this land and is not in the best interests of the citizens in the area. Any support you can give to help the people who elected you to reject this plan is appreciated.

Tony Schultz, P.E.

Piping Systems Engineering, Inc.

2222 S. Dobson Road, Suite 503

Mesa, Arizona 85202

T: (480) 345-0052

F: (480) 491-0486



"Babcock, Charles H"
<charles.h.babcock@i
ntel.com>

12/16/2004 08:53 AM

To: <Boyd.Dunn@chandleraz.gov>
cc:
Subject: Rezoning of the NW corner of Gibert & Pecos

As a resident of that block I oppose the rezoning of the residential land on the NW corner of Gilbert Road and Pecos Road. Allowing the Automall to expand into our residential area is wrong. It will increase noise levels, crime, and traffic congestion and in general decrease the value of my family's home. When I bought my house I had an agreement with the city of Chandler that this was a residential area. Rezoning would break this agreement. I ask you to let the zoning stand as it is, residential and choose people over money.

I've heard that the City of Chandler is neutral on this subject; you can't stand in the middle of the road.

Don't let big money push you around, for your future be remembered as someone who stood by the people.

Charlie Babcock

office: 480-554-4851

pager: 602-450-7813



"Renee Bertola"
<renee@opentrack.co
m>

12/16/2004 08:37 AM

To: <david.delatorre@ci.chandler.az.us>
cc:
Subject: Kempton Crossings Homeowner/Proposed Car Dealership Expansion

Dear Sir,

I just wanted to voice my concern and strong objection to the proposed car dealerships right next to Chandler-Gilbert Community College. Please don't destroy our peaceful, little community with this atrocity.

Sincerely,

Renee Bertola
2440 E. Geronimo St.
Chandler, AZ 85225



"Steve Robenalt"
<steverob@aznetgate.
net>

To: <david.delatorre@ci.chandler.az.us>
cc:
Subject: Pecos rezoning

12/15/2004 04:09 PM

Dear Mr Delatorre,

I'm writing because I am concerned about the negative impact on our community that will result if the City of Chandler decides to rezone the nw corner property at Pecos and Gilbert. I believe the current zoning for residential and neighborhood commercial makes the most sense for our neighborhood area at Kempton Crossing and the surrounding neighborhoods as well as the community college located right behind it. I moved into this area four years ago with this in mind, not unsightly dealership business or auto service businesses. I would think 90 acres of dealership business right across the street should be plenty of space for this type of service in our neighborhood.

Why not plan for business that will draw from the college as well as the neighborhoods like coffee shop, food, small retail and that will fit aesthetically with our area. This does not sound like smart growth planning for our area, at least not the kind that takes the homeowner into consideration.

I am opposed to this rezoning and ask you to oppose it as well.

Sincerely,

Steve Robenalt
Kempton Crossing Resident



Marsha Gorman
<marsha.gorman@doj.
ca.gov>

12/15/2004 04:47 PM

To: David.Delatorre@ci.chandler.az.us
cc:
Subject: I am writing to voice my objection to the expansion of the auto mall
north of Pecos Road. My daught

I am writing to voice my objection to the expansion of the auto mall north of Pecos Road. My daughter and her husband have worked hard to purchase a home in Allen Ranch where they can raise their family in a quiet, safe neighborhood. Please don't destroy their plans and dreams by allowing the auto mall expansion. This land should be enhanced to serve the residents of the community such as my daughter and her family.

It would be a heartless decision to move forward with the auto mall expansion. Please do the right thing.

This plan should not move forward. Thank you.

~ Marsha Gorman

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"LARRY MIMS"
<lmims@cox.net>

12/15/2004 05:34 PM

To: <david.delatorre@ci.chandler.az.us>
cc: <steveb@ci.gilbert.az.us>
Subject: no car dealerships

Please oppose the rezoning at Gilbert community college for a car dealership on the corner of Gilbert Rd and Pecos.

LARRY MIMS



"Lora"
<ljruiz1@cox.net>
12/16/2004 02:19 AM

To: <David.Delatorre@ci.chandler.az.us>
cc:
Subject: no auto mall

Please be a responsible enighbor and do not expand the auto mall north of Gilbert Road. My property value is my largest investment my family has, please do not take that away! Would you like to live next to this auto mall?

We all shop in Chandler, from groceries to Chandler mall, please be considerate of those who love Chandler and support your city with our tax dollars.



Beckybab2@aol.com

12/16/2004 09:32 AM

To: David.Delatorre@ci.chandler.az.us

CC:

Subject: (no subject)

Dear Mr. Delatorre,

I am vastly opposed to the rezoning of the land located at the corner of Gilbert Road and Pecos. I am worried about the increased traffic, noise of cars and hazardous chemicals that associated with an auto mall. Please consider not voting for the rezoning of the land near my childrens school.

Becky



"Bogumill, MarkX P"
<markx.p.bogumill@intel.com>

To: <david.delatorre@ci.chandler.az.us>
cc:
Subject: Rezoning by CGCC

12/15/2004 01:01 PM

Dear David,

Please do not rezone the property next to Chandler/Gilbert Community College to allow multiple car dealerships. I have lived in Country Place for 8 years and do not wish to see the area spoiled by such a commercial enterprise. Smaller shops, a grocery store, gas station, and the like are much more appropriate and would benefit us and the college far more than car dealerships. Isn't there a more appropriate place for them in Chandler? Especially with the new freeway going in.

Thanks,

Mark



"Carl Thompson"
<carlth27@hotmail.co
m>

To: David.Delatorre@ci.chandler.az.us
cc:
Subject: Auto mall

12/15/2004 10:10 AM

Dear Sir,

I am opposed to the rezoning that is currently being proposed to extend the auto mall. The local residents do not want this to go ahead and it up to people like you to listen to the residents and not make knee jerk decisions.

If this goes ahead it will create a large amount of issues for the neighborhood and I will hold you personally responsible if you do not oppose this rezoning. Nothing good will come of this and the local residents should not suffer because of a revenue generating exercise. Ultimately the neighborhood will suffer and crime will increase, therefore increasing your costs. The original plan was satisfactory and we should stick with it. You will see greater prosperity coming from your local residents if you stick with the original plan. I want to spend my money in the local community so that it generates tax dollars to be invested again in the community.

You need to think about the longer term impact here and you need to serve the local residents.

Regards

carl Thompson



TRFMDF@aol.com

12/15/2004 08:42 AM

To: boyd.dunn@chandleraz.gov\, phill.westbrooks@chandleraz.gov,
david.delatorre@ci.chandler.az.us

cc:

Subject: Auto Park

Sirs,

As a resident of Chandler at Country Cove, we are very much oppose to your plans to put another Auto Plex in our area. Isn't two within a 2 mile area enough? We have enjoyed living in Chandler after living in Meas for over 50 years. We surely wasn't infomed that a Auto park was going to be built on the Northwest corner of Pecos and Gilbert road. We were told that the college owned that property. We would prefer a neighborhood retail center instead.

Hope you will reconsider your present plans for that location.

Dee and Tom Farnan



"l.carpenter3"
<l.carpenter3@cox.net
>

To: <david.delatorre@ci.chandler.az.us>
cc:
Subject: Rezoning

12/15/2004 10:06 AM

Dear Mr. Delatorre,

I have been notified of the City of Chandler trying to re-zone land at the corner of Pecos and Gilbert Roads. I feel this is not a neighborhood friendly decision. Please keep the zoning as it currently is and give the community college the residential and neighborhood commercial shops they prefer (and we at Allen Ranch prefer).

I am currently unable to attend the public meetings due to health reasons, but want my voice to be heard.

Sincerely,
Mrs. L. Carpenter



"Koczara Family"
<tntkoczara@cox.net>

12/14/2004 05:18 PM

To: <david.delatorre@ci.chandler.az.us>
cc:
Subject: Opposition to the Proposed Auto Mall Expansion

Dear Mr. Delatorre:

I am writing to urge you to aggressively oppose to the auto mall expansion in Chandler.

I am a resident of Allen Ranch subdivision (I live at 315 East Phelps Street), and I am adamantly opposed to rezoning the vacant lot north of Pecos Road bordering Chandler-Gilbert Community College. I do not feel rezoning this property is in the best interests my neighborhood or the community college. This property should remained zoned as planned ("neighborhood commercial"). My decision to move into the area was based on many factors, and this rezoning would have a huge negative effect on the quality of life in my community including:

- Reducing home values
- Increasing crime
- Increasing traffic congestion
- Storing hazardous materials
- Increased noise
- Ugly billboards and other unsightly advertising

Reluctantly, I am willing to accept the retail development on the south side of Pecos to Loop 202, but you should not allow this new development to expand north of Pecos. Although I support the city's transformation from a rural to a residential community, I do not want to see my neighborhood ruined by this auto mall expansion.

Consider this: If this rezoning proposal involved vacant land adjacent to your home, would you oppose it?

Please do not remain silent on this issue. The residents of Allen Ranch and Gilbert Commons need you, a local official, to take action on this immediately. Please voice your public opposition to this rezoning immediately, and take decisive action to ensure this property is not rezoned. Chandler is holding public hearings this week (Wednesday and Thursday), and the Chandler City Council is scheduled to vote on this matter on Friday, December 17th.

Thomas A. Koczara
Homeowner and Registered Voter



"Mike Mikels"
<mikemikels@cox.net>

12/14/2004 08:37 PM

To: <david.delatorre@ci.chandler.az.us>
cc:
Subject: No Auto Mall

----- Original Message -----

From: Mike Mikels

To: boyd.dunn@chandleraz.gov

Sent: Tuesday, December 14, 2004 8:33 PM

Subject: No Auto Mall

Hello,

I am a resident in Allen Ranch and am totally opposed to the location of an auto mall on the north side of Pecos on Gilbert Road. All of the other auto malls in the east valley are located in commercial only zones or are to be built in areas where the incoming residents will know what's there before they elect to move there. This changing of a residential zone

to a commercial zone and then allowing an auto zone to expand beyond its original boundaries is definitely not the way to go. The auto zone north of Pecos is totally incompatible with the community college and the residential area across the street. The area should have been left residential. If commercial establishments are to come into the 16 acres, then they should be the kind of establishments that will benefit the students of the college and the residents across the street. Businesses that will benefit the students will cut down on their driving between classes and even possibly save lives. (I'm thinking of the Alma School accident the other day.) We certainly don't need more of that on Gilbert and Pecos Roads. We don't need technicians testing cars on our neighborhood streets, and all of the other things that automobile dealerships bring ...especially directly across the street!

Acting in a neighborly fashion hopefully will reap big dividends in the future ...the tables could be just the opposite in the future on some other incident and it could be your citizens that are looking for the neighboring town to do the right thing.

Michael Kaplan
MikeMikels@cox.net



"neaves"
<neaves@qwest.net>

12/13/2004 11:40 AM

To: david.delatorre@ci.chandler.az.us, boyd.dunn@chandleraz.gov,
phill.westbrooks@chandleraz.gov

cc:

Subject: PLEASE, NO AUTOMALL

I am a resident of Kempton Crossing in Chandler Arizona and have been since it's beginning in 1999. I am requesting a stop or altering to the automall plan for the location next to Chandler-Gilbert Community College. When my husband and I purchased our home in 1999, we did our homework. We specifically focused our interests on the zoning in the neighboring lots. We did not and do not want to raise our family in the same neighborhood as a large commercial retailer. Our neighborhood already endures unwanted traffic through our residential streets due to the volume of college students using our neighborhood as their "shortcut". The last thing we want is more traffic due to consumers "test driving" new vehicles. Also, the noise and lights from a car dealership would be very distracting to our neighborhood. Not to mention the resale value of our homes decreasing. Selling our home for fair market value would be difficult when a buyer can buy a comparable home in another neighborhood that does not have an automall in it. I know this automall would bring a huge boost to the Chandler economy. However, is there not another location in Chandler to place the automall where there are not single-family home so near? Possibly somewhere near Chandler's main road, Arizona Avenue? Please consider my views along with other Chandler residents. We love our city and we love our neighborhood.

Angelina Neaves
Chandler resident, wife, and mother of two



laurelsmail@netscape.
net

12/14/2004 03:20 PM

To: david.delatorre@ci.chandler.az.us
CC:
Subject: [FWD: Rezoning Pecos/Gilbert Auto Mall]

Fyi- Please note my vote AGAINST the REZONING of Pecos/Gilbert for an auto mall.

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----- Message from laurelsmail on Tue, 14 Dec 2004 17:19:27 -0500 -----

To: boyd.dunn@chandleraz.gov

cc: phill.westbrooks@chandleraz.g

ov

Subject Rezoning Pecos/Gilbert Auto
: Mall

Dear City Officials-

I am writing to you with my concerns for the proposed re-zoning of the area near my home located at Pecos/Gilbert. I recently move to Chandler from a neighboring city and have been pleased by the services the City has provided.

However, seeing the public hearing notice about rezoning the Pecos/Gilbert intersection to allow auto malls has disturbed me.

I encourage you to VOTE THIS PROPOSAL DOWN, instead develop the land in that area as planned and promised. There is PLENTY of land left in Chandler that an Auto mall can develop. PLEASE... Do not let this rezoning happen. I'm concerned about my property value and the noise and congestion it would bring. Although I cannot be at the public meeting, please let my voice be heard as a vote against the proposal.

Regards,

Laurel Miller

2373 E Nathan Way

Chandler, AZ 85225

480-892-3237

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"Lynnette Oliekan"
<oliekan@sprintmail.com>

To: <david.delatorre@ci.chandler.az.us>
cc:
Subject: auto mall

12/14/2004 12:19 PM

I am a resident of Allen Ranch, and have been notified of the proposed expansion of the auto mall to the northwest corner of Gilbert and Pecos. I am against such an expansion. I specifically bought my home here because of the quiet neighborhood, and am not willing to share my neighborhood with test drivers, huge signs, searchlights, and additional crime. I am aware of the auto mall on the south side of the street, but understand the current zoning on the north side is for neighborhood commercial. Please keep this current zoning in place. Thank you.

Lynnette Oliekan



"Kane, Terry"
<Terry.Kane@qwest.com>
m>

To: <david.delatorre@ci.chandler.az.us>
cc:
Subject: Chandler Auto Mall Expansion

12/14/2004 12:27 PM

Dear Mr Delatorre,

I am contacting you to voice my opposition to the Chandler auto mall expansion south of Chandler-Gilbert community college. While I understand the need to generate revenue in the form of sales tax. I totally disagree with the location of this expansion. I live on the south side of Cindy St, my backyard faces the college. In the last two years I have spent about \$12,000 in landscaping and home improvements. With the developement of this area it won't do my, or my neighbors, property values any favors. I could possibly see the mall being expanded there except for the fact that you have houses on THREE SIDES of the proposed expansion!! There is an awful lot of vacant and or farm land in the area that could be a lot more neighborhood friendly than this location. You'd feel differently about this expansion if it were your neighborhood. Please reconsider this zoning request.

Yours truly,
Terrance P Kane
Resident Country Place



harvey.stone@cgcmail.
maricopa.edu

12/14/2004 11:09 AM

To: david.delatorre@ci.chandler.az.us
cc: boyd.dunn@chandleraz.gov
Subject: FW: [Fwd: RE: Stop the auto mall]

This E-mail has been forwarded to you per the request from Stop the auto mall

Happy Holidays
Harvey Stone

----- Message from david badame <david.badame@cgcmail.maricopa.edu> on Tue, 14 Dec 2004 10:14:10 -0700 -----

To: Harvey Stone

<harvey.stone@cgcmail.maricopa.edu>

Subject [Fwd: RE: Stop the auto mall]

:

----- Original Message -----

Subject: RE: Stop the auto mall

Date: Tue, 14 Dec 2004 09:24:50 -0700

From: harvey.stone@cgcmail.maricopa.edu

To: Chandler Arizona <noautomall@yahoo.com>, edward.villanueva@cgcmail.maricopa.edu, eileen.be
elisa.benavidez@cgcmail.maricopa.edu, elizabeth.atencia-oliden@cgcmail.maricopa.edu, elizabeth.
elizabeth.chain@cgcmail.maricopa.edu, elizabeth.simpson@cgcmail.maricopa.edu, eloise.annis@c
elra.ward@cgcmail.maricopa.edu, enid.sugiyama@cgcmail.maricopa.edu, ernest.chavez@cgcmail.
ethne.cox@cgcmail.maricopa.edu, evajean.smith@cgcmail.maricopa.edu, fabiola.colon@cgcmail.n
ferne.zabezensky@cgcmail.maricopa.edu, floyd.addicott@cgcmail.maricopa.edu, frank.watkins@c
frank.zamora@cgcmail.maricopa.edu, gary.cartwright@cgcmail.maricopa.edu, gavin.constantine@
greg.swan@cgcmail.maricopa.edu, gregory.anson@cgcmail.maricopa.edu, hadj.attlassy@cgcmail.n
hannah.watts@cgcmail.maricopa.edu, heather.wheeler@cgcmail.maricopa.edu, howard.speier@cgc
daniel.avila@cgcmail.maricopa.edu, darren.crovitz@cgcmail.maricopa.edu, dave.vangsnes@cgcm
david.badame@cgcmail.maricopa.edu, david.thompson@cgcmail.maricopa.edu, david.weaver@cgc
dawn.vucetich@cgcmail.maricopa.edu, della.cambron@cgcmail.maricopa.edu, delois.crumpton@c
denise.byers@cgcmail.maricopa.edu, diane.clark@cgcmail.maricopa.edu, diane.travers@cgcmail.m
dianne.cripe@cgcmail.maricopa.edu, dj.christian@cgcmail.maricopa.edu, donald.brockett@cgcmai
donovan.waugh@cgcmail.maricopa.edu, douglas.bullock@cgcmail.maricopa.edu, douglas.lee.tays
doyle.wilson@cgcmail.maricopa.edu, earl.weaver@cgcmail.maricopa.edu

Dear noautomall@yahoo.com

Since you have elected to mass E-mail a large group in an effort

to get
your point across, I feel I have the right to respond to you,
with my take
on the situation....

1. What research did you use to substantiate the fact that an Auto-Mall would increase crime...did it come from the WallMart research, that all WallMart's in the community create crime? I would assume your research has determined that the type business's you cite never have had criminal activity associated with them.

2. I don't know where you live, but if it is in Chandler, I not sure if you have noticed, there are more people in this area than there were 5 years ago, and I would suspect that this has increased the traffic...I do NOT suspect that having a freeway with an exit with one mile on this intersection will play a role in increased traffic. Why didn't you attempt to stop the freeway construction and move it onto the Gila River Indian Community, (like Scottsdale with the 101), or maybe it would not be convenient for your commute.

3. I am not sure what hazardous materials would be generated by an Auto Mall except maybe the number of automobiles parked there, don't think we have this problem of parking at CGCC at any of the campuses

4. Maybe you and your group should have stepped forward in the past "purchased the property and donated it to the Community College" and you would have had more control over its zoning.

5. If you voted for the current City Leaders and you feel they are not doing their job, start a recall, if you came to late to vote for them, wait until the next election, if you didn't vote go back home.

6. To imply that our President either does not care about the College,

or will not stand up for our College is insulting...have you ever thought that maybe if a "College President", "City Mayor", "Zoning board member", said, voted or implied something different that what you would do, you or a group like you would find some way to impugn their professional or personal reputation.

7. I am a "Johnny come lately" to this valley (1962) and did come from a state east of here (New Mexico), so I am sure that my Eastern ways will bias my opinion.

8. At least you know where this "E" mail is coming from as I am not hiding behind some yahoo, anonymous web site...I would also encourage you to share this "E" mail with the city fathers, most of whom I voted for as I am a Chandler resident", and to also let you know that this response in my own personal feeling to your "E" mail.

Harvey Stone

Chandler Resident

>-- Original Message --

>Date: Tue, 14 Dec 2004 06:11:09 -0800 (PST)

>From: Chandler Arizona <noautomail@yahoo.com>

>Subject: Stop the auto mall

>To: edward.villanueva@cgcmail.maricopa.edu,

> eileen.berlin@cgcmail.maricopa.edu,

elisa.benavidez@cgcmail.maricopa.edu,

> elizabeth.atencia-oliden@cgcmail.maricopa.edu,

> elizabeth.burman@cgcmail.maricopa.edu,

elizabeth.chain@cgcmail.maricopa.edu,

> elizabeth.simpson@cgcmail.maricopa.edu,

eloise.annis@cgcmail.maricopa.edu,

> elra.ward@cgcmail.maricopa.edu,

enid.sugiyama@cgcmail.maricopa.edu,

> ernest.chavez@cgcmail.maricopa.edu,

ethne.cox@cgcmail.maricopa.edu,

> evajean.smith@cgcmail.maricopa.edu,

fabiola.colon@cgcmail.maricopa.edu,

> ferne.zabezensky@cgcmail.maricopa.edu,

floyd.addicott@cgcmail.maricopa.edu,

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> gary.cartwright@cgcmail.maricopa.edu,
> gavin.constantine@cgcmail.maricopa.edu,
greg.swan@cgcmail.maricopa.edu,
> gregory.anson@cgcmail.maricopa.edu,
hadj.attlassy@cgcmail.maricopa.edu,
> hannah.watts@cgcmail.maricopa.edu,
harvey.stone@cgcmail.maricopa.edu,
> heather.wheeler@cgcmail.maricopa.edu,
howard.speier@cgcmail.maricopa.edu,
> daniel.avila@cgcmail.maricopa.edu,
darren.crovitz@cgcmail.maricopa.edu,
> dave.vangsnes@cgcmail.maricopa.edu,
david.badame@cgcmail.maricopa.edu,
> david.thompson@cgcmail.maricopa.edu,
david.weaver@cgcmail.maricopa.edu,
> dawn.vucetich@cgcmail.maricopa.edu,
della.cambron@cgcmail.maricopa.edu,
> delois.crumpton@cgcmail.maricopa.edu,
denise.byers@cgcmail.maricopa.edu,
> diane.clark@cgcmail.maricopa.edu,
diane.travers@cgcmail.maricopa.edu,
> dianne.cripe@cgcmail.maricopa.edu,
dj.christian@cgcmail.maricopa.edu,
> donald.brockett@cgcmail.maricopa.edu,
donovan.waugh@cgcmail.maricopa.edu,
> douglas.bullock@cgcmail.maricopa.edu,
> douglas.lee.taysom@cgcmail.maricopa.edu,
doyle.wilson@cgcmail.maricopa.edu,
> earl.weaver@cgcmail.maricopa.edu

>

>

>

>As you may know, the City of Chandler this week will hear a request to

>amend the Chandler General Plan and rezone the northwest corner of

>Pecos and Gilbert roads for expansion of the Chandler Auto Mall.

>

>Currently, the land is zoned for services like sandwich shops, coffee

>shops, grocery and other community stores that would serve the students

>of the College. It is the ONLY corner at this intersection that will do

>so. In contrast, an auto mall would bring crime, dangerous traffic,

>hazardous materials and noise and distraction directly next to

your
>learning environment.
>
>Your College president has taken a "neutral" public position on
this
>matter. If she won't stand up for the well being and safety of
our
>community and CGCC, we will! YOUR HELP IN THIS MATTER WILL SPEAK
>VOLUMES! If you feel strongly about saving the integrity of
Chandler
>Gilbert Community College, here are a few critical things you
can do:
>
>1) E-mail and encourage others at the College to e-mail us that
you
>would like to take a stand in front of Chandler City Hall on
Wednesday

>at noon to express your objection to this rezoning.
>
>2) E-mail your president and the City of Chandler against the
rezoning

>and ask others to do so as well. The City of Chandler can be
reached
>through David Delatorre (david.delatorre@ci.chandler.az.us) in
>Chandler's Long Range Planning Division and Chandler Mayor
>(boyd.dunn@chandleraz.gov). They have to report the number of
e-mails
>they receive on projects like this, and a high percentage of
responses

>can send a message to the Council..
>
>3) Attend the following upcoming meetings:
>Planning and zoning public hearing - December 15, 5:30 p.m. in
the
>Chandler City Council chambers (Chandler Public Library, 2nd
Floor)
>City Council meeting - December 16, 7:00 p.m. again in the
Chandler
>City Council chambers
>
>Thank you for your consideration. If we work together, we CAN
stop this

>plan and save Chandler Gilbert Community College!
>
>
>



"Sean Jordan"
<sjordan@acmepower.
com>

12/14/2004 09:30 AM

To: <David.delatorre@ci.chandler.az.us>, <Steveb@ci.gilbert.az.us>
cc: <Blanca.Jordan@abbott.com>
Subject: Proposed Re-zoning next to the Community College

Dear Steve and David:

My name is Sean Jordan and I live at 361 East Julian Drive in Gilbert. My wife and I purchased our home in January 2004, with the understanding that the land adjacent to the Community College was zoned for residential or neighborhood commercial.

The proposed multiple car dealerships is not what we want in our neighborhood. Our development has lots of children that play in the area. These dealerships will increase the traffic flow because they will be test driving vehicles on our streets.

Please vote this proposal down to save our neighborhood.

Sincerely,

Sean P. Jordan



LBodensted@aol.com

12/14/2004 10:01 AM

To: david.delatorre@ci.chandler.az.us

cc:

Subject: Auto Mall

David

We live in Gilbert Commons and are opposed to your auto mall ruining the quality of our neighborhood. We have worked very hard in order to purchase our homes in a nice neighborhood and would hope that a neighboring city would have some respect for us. Your support in defeating this project would be most appreciated. There are certainly better and less disruptive locations for this project.
Larry and Barbara Bodenstedt



<timothysayers@cox.net>

12/14/2004 09:12 AM

To: <steveb@ci.gilbert.az.us>, <david.delatorre@ci.chandler.az.us>
cc: <leahayers@cox.net>, <timothysayers@cox.net>
Subject: Oppose rezoning of vacant property to Allen Ranch subdivision in Gilbert, Arizona

Hello,

I am writing to you in opposition to having a vacant property rezoned for car dealerships. The property is located directly across the street from the Allen Ranch subdivision in Gilbert, Arizona. I am a proud homeowner in Allen Ranch. Allen Ranch is a very beautiful and friendly neighborhood. I plan to live in this community for a long time. There are many reasons why I do not want any car dealerships to be located on the vacant property.

1. Before I purchased my home in September 2004, it was my understanding that this area was zoned for residential and neighborhood commercial (i.e., coffee shop, café, grocery store, movie rentals, small boutiques, etc...). I feel this is very unfair to homeowners in Allen Ranch.
2. Allen Ranch has a neighborhood friendly look and feel. Adding a multiple car dealership will take away from the neighborhood friendly look and feel. Car dealerships are unsightly.
3. Hazardous materials will be located near Allen Ranch. (i.e., gas tanks, painting materials, service repair materials at service centers, etc...)
4. Noise. Load intercom systems, auto body shops, bands, DJ's, car traffic from test driving.
5. Bright spot lights.
6. Car dealerships will have strange hours of operations. They could be open late for "midnight madness" sales.
7. Tall commercialized looking buildings could be built on the property.
8. Advertising displays will make it look commercialized (i.e. Electronic billboards, very large blow-up figures, banners, flags, and blimps flying around).
9. Traffic. Test driving of vehicles will cause bad traffic.
10. Crime.
11. Lower home values.

Please do something to help homeowners in Allen Ranch. There are two public hearing meetings scheduled at the Chandler Public Library, 22 S. Delaware St. Here are the times

| | | |
|-----------|-------------------|---------|
| Wednesday | December 15, 2004 | 5:30 pm |
| Thursday | December 16, 2004 | 7:00 pm |

Can you join us in helping the city of Chandler understand our concerns as homeowner's that would be greatly disappointed if this is allowed.

Timothy S. Ayers
Home Phone: 1-480-899-9665
Home Email: timothysayers@cox.net



Damon Rosenhan
<dprosenhan@yahoo.com>

To: david.delatorre@ci.chandler.az.us
cc:
Subject: Rezoning on Gilbert/Pecos

12/13/2004 05:54 PM

David,

I recently learned of the rezoning effort on the corner of Gilbert Road and Pecos. It is my understanding that the new area will be rezoned from residential to accomodate multiple car dealerships.

Along with my neighbors in Vintage Ranch, I hope that you will make a decision that is in the best interest of the citizens of the community and not support the rezoning of this land. As a communitiy leader, and most likely a homeowner, I'm sure you would not appreciate this type of effort in your community.

Thanks for your support.

Damon Rosenhan

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Danjanalex@aol.com

12/14/2004 07:08 AM

To: david.delatorre@ci.chandler.az.us, boyd.dunn@chandleraz.gov

cc:

Subject: Proposed Rezoning of NW Corner of Pecos and Gilbert

I would like to express my strong opposition to the proposed request to amend the Chandler General Plan and rezone the northwest corner of Pecos and Gilbert roads for expansion of the Chandler Auto Mall.

I am a resident of Allen Ranch which is across the street from the proposed site. I have a small child with another on the way and am very concerned with the increased traffic from test drives this will result in through our neighborhood. When test driving a car, you are paying more attention to the performance/characteristics of the new car than any small children that may be playing in the area.

When we purchased our house, we did research into the surrounding vacant fields and farmlands to see who our potential "neighbors" could be. I feel that the current zoning - for services like sandwich shops, coffee shops, grocery store or other community stores - makes much more sense for this corner not only for the residents of my community but also for the Chandler-Gilbert Community College which is adjacent to the proposed site.

I could maybe understand a slight zoning change in certain instances but this is a huge jump from community stores to Auto Mall. I feel potential residents of Chandler should be able to rely on the city's General Plan for zoning when making such big decisions as buying a house especially when the Plan makes sense for the area.

I urge you to deny the request to rezone the northwest corner of Pecos and Gilbert roads so the Auto Mall can expand.

Janet Bose
138 E. Mary Lane
Allen Ranch
Gilbert, AZ 85296



Sarel Marais
<maraiss@yahoo.com>

To: david.delatorre@ci.chandler.az.us
cc:
Subject: Opposing the rezoning - Gilbert and Pecos Rd

12/14/2004 08:18 AM

I hereby like to voice my opposition to the proposed rezoning of the area north west of Gilbert and Pecos roads.
I feel that the proposed car dealerships will have a negative impact on the surrounding communities.

Sincerely

Sarel Marais
Kempton Crossing

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<http://my.yahoo.com>

Brian Bosshardt
12/14/2004 08:31 AM

To: David De La Torre/COC@ci.chandler.az.us
cc:
Subject: Chandler Auto Mall Expansion

- 2 emails attached opposed to the rezoning.

- Brian

----- Forwarded by Brian Bosshardt/COC on 12/14/2004 08:26 AM -----



"The Cecchini's"
<thececchinis@cox.net>
12/13/2004 03:07 PM

To: <boyd.dunn@chandleraz.gov>
cc:
Subject: Chandler Auto Mall Expansion

Dear Mayor:

I am sending you this note to voice the concern and opposition of my wife and I regarding the DeRito Partners plan to expand the Auto Mall at Pecos and Gilbert Roads. The expansion planned will push the Auto Mall North of Pecos Rd. Directly east of the proposed Auto Mall site is the Allen Ranch subdivision where my family and I live.

We fear that this expansion of the auto mall will have a severe impact on our quality of life and our home values. The noise and environmental hazards created by auto dealerships makes them really a light industrial operation which does not fit in with the community.

Even though we live in Gilbert I am requesting that you and the Chandler City Council deny the request to change the zoning from Residential Comercial to Automotive.

During the meeting sponsored by the developer it was very clear that he, Mr. De Rito is trying to keep up with Lund Development & the Gilbert Auto Mall. He stated that he wants to match the size of the Gilbert Auto Mall. This attitude shows that he has no concern for the surrounding community and simply wants to succeed at a silly game of one upmanship with Lund.

The neighborhood including those neighborhoods in chandler would prefer a shopping plaza that compliments the area. A place that has retail shops, coffee shops etc.

Again it is my hope that you and the City Council deny the request for a zoning change.

Sincerely
Michael J. Cecchini
119 E. Frances Lane
Gilbert, AZ 85296
Phone: 480-857-2915

----- Forwarded by Brian Bosshardt/COC on 12/14/2004 08:26 AM -----



"Sidney Dietz"
<s.r.dietz@cox.net>
12/13/2004 09:37 PM

To: <boyd.dunn@chandleraz.gov>
cc: <phill.westbrooks@chandleraz.gov>
Subject: Rezoning at Pecos and Gilbert Road / Chandler Gilbert Community College

As a citizen of Chandler I am against the rezoning of the property located at the corner of Pecos and Gilbert road. When my wife and I bought our home in Kempton Crossing 5 years ago we researched the area and agreed with the City of Chandler plans for the surrounding area.

With this rezoning and the idea of allowing a multiple car dealership to move in an area that in the last five years has grown to be a comfortable neighborhood would be the opposite of what the City of Chandler is trying to produce "An Amazing Quality of Life"

Thank you,
Sidney Dietz



BLACKVAN@aol.com

12/13/2004 04:18 PM

To: david.delatorre@ci.chandler.az.us
cc: steveb@ci.gilbert.az.us
Subject: AUTO MALL @ GILBERT & PECOS

Sirs, My name is Cal Bowler, I live across the street from the proposed auto mall. I moved to Gilbert from Glendale where I was 1/2 mile from an auto dealership. I hated it. The pa system was annoying the bright lights were disturbing and the added traffic was dangerous. the Inflatable advertisements are obnoxious along with the added garage noise late into the nights.

Please reconsider this zoning change infavor of a more residential friendly situation.

Again I moved away from a similar situation,don't put me back in it again.

Thank you,
Calvin R. Bowler
(480)722-0243



"Melissa Friesen"
<melissafriesen@cox.net>

12/13/2004 04:25 PM

To: <david.delatorre@ci.chandler.az.us>, <body.dunn@chandleraz.gov>, <phill.westbrooks@chandleraz.gov>
cc:
Subject: re: car dealership rezoning

Dear David, Mayor Boyd & Phill,
Our entire neighborhood of Kempton Crossing as well as Pecos Aldea and several others are in complete OPPOSITION as you would imagine to the construction of an unapproved car dealership. When we all built our homes 4 yrs ago there was no mention of a car dealership but of a College Area Plan.

There is absolutely NO need for a dealership in this area when there are thousands of cars for sale 20 min away off of I10 & Elliot/Ray.
I own a total of 3 homes in these two associations and am appalled that you and your councilmen would even consider such an atrocity. The only way I could imagine you or anyone accepting such a ridiculous project would be if the dealerships were paying you or the city off in some way. No one in their right mind would allow this type of construction in their neighborhood. It is so ludicrous I can't even believe I am having this conversation. Walmart is bad enough but a dealership – good lord!

We all pray you make the right decision and do what is right for the taxpayers of Chandler and adamantly OPPOSE this construction. Besides attending your meetings what are we as a community to do next? Get a petition signed, boycott the building in masses in front of your building or what? We need some direction and support.

Thank you for taking the time to respond so I can forward to the residents.
Melissa
480-659-7887



"Bruce Levine"
<elbruce@cox.net>

12/13/2004 03:06 PM

To: <david.delatorre@ci.chandler.az.us>
cc:
Subject: we dont want autodealers

We hope that our politicians want to keep our residential areas ZONED RESIDENTIAL

Bruce Levine and Araceli Levine
307 E Hampton Ln
Gilbert Az/



A74rider@aol.com

12/13/2004 03:17 PM

To: david.delatorre@ci.chandler.az.us
cc: boyd.dunn@chandleraz.gov, phill.westbrooks@chandleraz.gov
Subject: College area zoning change

Dear sirs:

I would like to voice my opposition to re-zoning the area around Chandler-Gilbert community college. I moved to what at the time was at the edge of rural living. I do not expect it to stay that way for ever but I do expect it to be a neighborhood friendly atmosphere.

By allowing multiple car dealerships in the area you are turning our neighborhood in to a destination for the entire valley. I have lived near an Auto Dealership before and imagine if you will enjoying a weekend BBQ and hearing an intercom every 5 minutes "Mr. Jones line 997 please". I dont want people driving vehicles they are not accustomed to where there are children riding their bikes or walking to the one shopping area we do have.

Neighborhood Commercial is an appropriate use for this property, something the students can use, and will be beneficial to the residents. It would be nice to have another grocery store a little closer to home, a cafe, coffee shop, a neighborhood tavern would be an asset as well.

Our roads in this area are the worst in all of Chandler so lets add thousands of customers of auto dealerships to a pathetic infra-structure. This is a no-brainer welcome the sales tax revenue the dealerships will bring. Tell the dealerships to find property closer to the 101 for their use but NIMBY (not in my back yard) !!

Sincerley

Scott Marks



quentin beatty
<qwbeatty@yahoo.com>
>

To: david.delatorre@ci.chandler.az.us
cc:
Subject: Auto Mall Extension

12/12/2004 03:02 PM

I attended the information meeting last Thursday night and I am EXTREMELY opposed to having the general plan changed or modified to allow an Auto Mall to extend North onto the corner lot adjacent to the Chandler Gilbert College. I believe the welfare of the college students as well as the surrounding residents will be BEST served if a general use mall is there instead. Something like a grocery store or coffee shop/fast food arrangement. I quickly realized that the key factor in the request to rezone was MONEY. More money for the developer and more money for the city in tax revenues. PLEASE don't let money be the deciding factor here. Quality of life for the area residents and college students is FAR more important than then any money benefits.

I am urging you, as a chandler home owner, to say NO to the changing of the general plan and the rezoning in this issue.

Thank you.

Quentin & Linda Beatty
475 S. Neuman Way
Chandler, AZ 85225

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"Margaret DeMello"
<smargret@cox.net>

12/12/2004 04:44 PM

To: <david.delatorre@ci.chandler.az.us>
cc:
Subject: Auto Mall expansion

Dear Sir,

We are residents of the Allen Ranch Community (2899 S Larkspur St) and are opposed to the proposed Auto Mall expansion on the Northwest corner of Gilbert and Pecos Roads for many reasons.

- 1 . We feel that bringing the auto mall to our side of Pecos will encourage "test drivers" to make a trip through our neighborhoods, endangering our children and congesting our streets.
2. The auto mall does not fit in with the college and neighborhood environments.
3. Isn't 95 acres of auto mall south of Pecos enough?

We are not opposed to a commercial shopping area that would perhaps increase the value of our homes rather than decrease it. (Starbucks, Applebees, Etc..)

Concerned citizens,

Mike and Margaret DeMello



"Stephen Fruen"
<wizard22@cox.net>
12/12/2004 06:06 PM

To: <david.delatorre@ci.chandler.az.us>
cc:
Subject: Re: The City's Plans For Pecos & Gilbert Rd. Area

Dear Mr. Delatorre,

Please allow me to introduce myself. I am Stephen Fruen, and my wife and I live in Kempton Crossing. I am writing to you regarding the pending approval of the plan to build car dealerships in the Pecos and Gilbert Rd. area.

<?xml:namespace prefix = o ns = "urn:schemas-microsoft-com:office:office" />

My grandfather was a city alderman, and would always reinforce the value of being an elected official to me. He would tell me about the trust bestowed on him to do the right thing for the citizens of the city as far as using good judgment in making choices to enhance the prosperity and the future of the city. Consequently, the decisions made by the collective city fathers were almost always beneficial to the city as well as its citizens.

Based on our experience as Chandler residents, it has seemed to us that our city government has always exercised excellent judgment in planning the various stages of growth for the city. That is – until now. The decision to allow a car dealership row in a residential neighborhood defies all logic.

In every major city I have ever lived in, or traveled too, the “dealership rows” have always been located in a “major commercial zone”. In other words, along a freeway, or in an area with large office towers, major stores, etc. **NEVER IN A QUIET RESIDENTIAL NEIGHBORHOOD!**

Just what are all of you thinking? One obvious possibility is that the developer has offered to enrich the city coffers if allowed to do this. I certainly hope this is not the case. If this plan goes through, only negative things can follow, especially for the neighborhoods in the immediate area. We will face certain diminishing property values, which will result in less tax revenue for the city, as well as noise pollution, a major increase in traffic, and many other problems.

It is my understanding that the property was originally zoned for small commercial businesses. If that is true, that would be great because they would be very beneficial to the surrounding neighborhoods and the college, as well as helpful in maintaining the increasing property values that we are all enjoying.

- Why are you insisting in creating a situation that can only have a negative impact on our neighborhoods?
- Don't you feel obligated to live up to the trust bestowed upon you by those who are responsible for giving you your job?
- Why would you even consider such a proposal for a residential neighborhood?
- Aren't there other areas of Chandler that would be more appropriate for such a project?

All of us in this area are trusting all of you to make the right decision. Please do so without further delay.



"Bonnie Weber"
<bgweber@cox.net>

12/12/2004 08:17 PM

To: <david.delatorre@ci.chandler.az.us>
cc:
Subject: Auto Park at Pecos and Gilbert Roads

Dear Mr. Delatorre:

<?xml:namespace prefix = o ns = "urn:schemas-microsoft-com:office:office" />

I am writing in response to the possibility of additional acres being zoned to the auto park already planned for the corner of <?xml:namespace prefix = st1 ns =

"urn:schemas-microsoft-com:office:smarttags" />Pecos and Gilbert Roads. From my point of view it is bad enough to have that type of business in such close proximity to a college and private residences without adding insult to injury by adding acres even closer. I understand the college is supposedly not fighting this proposal, but then I don't imagine they can, since their funding is tied to the tax base.

I also understand that the developer was supposed to notify housing developments within ¼ mile of the site as to the plan. My home is well within that quarter mile and we were NOT informed. I had to read about it in the paper and subsequently heard from my homeowners association.

I also do not understand why Gilbert and Chandler cannot work together on projects like this. Now I will live within ¼ mile of one auto park and 2 miles from another, just because city entities cannot, or will not, compromise. Same goes for the number of Kohl's stores, Target centers, Wal-Mart's, etc, within 5 miles of my home just because I happen to live near the border of Gilbert and Chandler. Isn't this carrying independence a little too far?

It is going to be bad enough to have to endure all that an auto park will bring: immediate drop in housing value; constant, bright lights; loud speakers; drivers using our street to test drive; huge, ugly buildings; unsightly signage; noise; smell; hazardous material and the constant presence of car carriers without having it on TWO sides of Pecos Road. Not to mention the traffic, it's going to be bad enough with the college and added San Tan access without additional auto park mess too.

What happens when the auto park goes under, or decides to vacate? Then we will really see a drop in our house values! Who will want to buy a quality home across the street from something as unsightly and potentially dangerous as a vacant auto park (or an active one for that matter)?

Please give careful consideration to this proposal and its impact to the surrounding community before allowing the promises of a developer to sway your good judgment.

Sincerely,

Randy & Bonnie Weber
248 E Julian Dr
Gilbert, AZ 85296-6463



"Erik Vogt"
<ervogt@cox.net>

12/13/2004 03:55 AM

To: <Steveb@ci.gilbert.az.us>, <David.delatorre@ci.chandler.az.us>
cc:
Subject: Rezoning concerns Gilbert/Pecos roads

Dear Sirs,

I am writing to express my concern over the proposed rezoning of the property adjacent to Chandler Gilbert Community College. As a home owner in the Allen Ranch development I am opposed to any rezoning that will allow car dealerships or similar type business to be established on this property or within the immediate vicinity of any residential community.

The obvious opposition to this type of rezoning is the affect it will have on the property values. The Allen Ranch along with the other neighbor hoods in the immediate area are of a high value. The residents have invested their money into these higher valued houses and thus the town of Gilbert with the intent of establishing and maintaining a cleaner, more stable and higher class area of town and the Phoenix metropolitan area. By allowing car dealerships or other similar types of business to be established in this area not only degrades the values of the homes for the individual investors in Gilbert but also degrades the value of this portion of the town and the allure for future investors into the town. This is not to say that we should not welcome the business into the town but we should take caution and be aware of the entire impact of these businesses and their location on the individuals and the town as a whole.

The less obvious impact of allowing this type of rezoning and establishment of these types of businesses is the impact to the youth of the neighborhood. The Allen Ranch neighborhood has a large teen population. There have already been instances of vandalism and other minor crimes. This is a clear indication that the teens are bored and looking for things to keep themselves amused. Having businesses like a car dealership in the area will only give the youth an improper place to keep themselves amused. Even if this amusement is limited to the teens congregating to look at the cars or just harmlessly hang out, the potential for trouble is drastically increased. This leads to an impact to the police force requiring more attention and thus more manpower.

In addition to the impact to the police force there is an impact to the fire service. The need for incident pre-planning, additional facilities and equipment is only increased by having businesses like these spread through out the town in lieu of co-locating similar business types. Large open buildings congested lots, gated & blocked entrances and hazardous materials are only a few of the issues that created a more dangerous and difficult situation for the firefighters that serve our community to handle. These issues lead to stronger toxins in the air and more of them due to the increased time from the difficulty of accessing and controlling the fire quicker. With the close proximity of this hazard to a residential community comes the potential of hazardous toxins reaching the community quicker and necessitating the need for evacuation efforts, another impact to the town as a whole.

The prime reason for zoning of property is to keep similar businesses/residence co-located thus minimizing the strain on town resources (thinly spreading the EMS system) and maintaining an esthetic appeal/organization of the town. It would be a grave mistake to allow this rezoning and having various types of businesses speckled through the town. A more appropriate use of this property would be something for the youth, a recreation center or something similar that will allow the youth to constructively amuse themselves. This would not only improve the quality of

the youth & community but add to the value of the area and thus town. A more appropriate location for car dealerships would be closer to Williams field or another area where similar haz-mat and safety considerations exist. Thus allowing the police and fire departments to merely increase their awareness of an already existing area of concern instead of adding a new area of concern.

I do hope that my views are well received and useful in making a determination on the rezoning proposal. I apologize and regret that I will not be able to attend the Public Hearings on the 15th and 16th of December. I was only made aware of this proposal on the 11th when I was leaving for a business trip. I will be out of the country during the week of these meetings but may be contacted via email. And I will be able to be contacted at my residence during the week to follow (12/20).

Thank you for taking the time and giving the consideration to listen to my point of view.
Sincerely,

Erik Vogt

301 E Benrich Dr
Gilbert, AZ 85296
480-664-3512 (home)
602-721-8567 (cell)

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Version: 6.0.807 / Virus Database: 549 - Release Date: 12/7/2004



"Beth Curry"
<toocoolbythepool@cox.net>

To: <david.delatorre@ci.chandler.az.us>
cc:
Subject: car dealerships

12/11/2004 08:30 PM

Dear Mr. Delatorre,

I am a resident in Allen Ranch. I am very concerned about the property near the college turning into a dealership. Soon, we will have an Autoplex just a couple miles east of this location. I think it would just saturate the area with more traffic and additional problems.

I think a logical option would be a center with maybe a coffee house, sandwich shop, bookstore...something that students from the nearby college could walk to between classes, to grab a bite to eat or drink. That would make so much more sense!! There aren't many choices for these students in the local area. I believe this would be a perfect location for exactly that.

Anything but a dealership.

Just wanted to voice my opinion on this.

Thank you,
Beth Curry



Raj Tharmarajah
<rajnala@yahoo.com>

12/11/2004 09:38 PM

To: david.delatorre@ci.chandler.az.us, steveb@ci.gilbert.az.us
cc:
Subject: Rezoning of residential to commercial Gilbert & Pecos

We would like to register our strongest disapproval and concern regarding the proposed rezoning of the above area. We believe this will cause detriment to the quality of life in the existing neighborhood which was a major factor influencing our decision to move here. We feel that the existing zoning for commercial purposes should be sufficient to accomodate the mall without having to encroach onto neighborhoods with residential properties and academic institutions.

Raj & Nala Tharmarajah

Concerned residents of Allen Ranch

Do you Yahoo!?

Send a seasonal email greeting and help others. Do good.



"courtney dewitt"
<danielncourtney@hotmail.com>

To: david.delatorre@ci.chandler.az.us
cc:
Subject: auto mall extention 16 acres

12/12/2004 12:09 AM

I am a City of Chandler employee and resident of Gilbert's Allen Ranch. I am shocked and outraged with the possibility of rezoning the property and extending the auto mall across the street from my home. A car dealership is not conducive to a residential neighborhood. Would you want it by your house? Do the right thing and think of your neighboring community. Do what you promised- put low density residential and neighborhood commercial buildings on the N.W. corner of Gilbert and Pecos.

Daniel DeWitt and Family
Chandler Firefighter
Allen Ranch resident

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Nino Di Giulio
<ninodigiulio@yahoo.com>

To: david.delatorre@ci.chandler.az.us
cc: steve@ci.gilbert.az.us
Subject: RE: Rezoning issue

12/08/2004 11:54 AM

Dear Mr. Delatorre,

I am a resident in Gilbert, AZ and live in the Allen Ranch community. This community is located across the street from the proposed area where car dealerships are being developed at the North West corner of Gilbert Road and Pecos Road, near the Chandler-Gilbert Community College.

I understand that this property is currently zoned for residential and neighborhood commercial businesses. I am sure you would agree that car dealerships would not be considered neighborhood commercial businesses.

These proposed dealerships would have a dramatic negative impact to our community and to our property values. You would agree that homeownership is something everyone strives for. With that said, we each want our home values to increase over time, as I am sure you do with your own home. Car dealerships will cause our property values to decrease and bring unnecessary problems to the area.

Here are just a few problems with having car dealerships near our homes and near our community:

1. Lower home values
- ② Traffic congestion *test driving through neighborhood*
test driving in our community is bound to happen as a result of having people purchasing cars near our neighborhood.
3. Hazardous materials will be located on the property (gas tanks, painting materials, service repair materials, etc....)
4. Associated businesses will be encouraged to develop (auto body services, storage, car washes, etc....)
- ⑤ Noise (loud intercom systems, auto body shops, bands and DJ's during promotions)
6. Bright lights and spot lights 24hours a day even during closed hours
7. Hours of operation (7 days per week, open late, "midnight madness" hours, open during holidays, etc....)
8. Aesthetics (car dealerships are unsightly)
9. Buildings up to 4 stories tall don't fit and look unattractive near a residential community
10. Unsightly advertising (electronic billboards, very large blow-up figures, blimps, banners, flags, etc....)

As you can see, the list above is of concern for any residential community. I am sure you can even add to this list yourself. I would encourage you to reject the proposed dealership development on this property. There are many other locations that car dealerships would make more sense. Putting these dealerships near our community will have a huge negative impact on our daily lives and for future home values.

I would appreciate a response regarding this email. I will be attending the 3 public meetings on December 9, December 5, and December 16 to hear your input and other residence concerns. If we put all our ideas together, I am sure we can all come up with an alternative solution.

I appreciate your attention to this matter.

Sincerely,

Nino Di Giulio
Allen Ranch Homeowner

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<http://my.yahoo.com>

Brian Bosshardt
12/07/2004 11:57 AM

To: David De La Torre/COC@ci.chandler.az.us
cc:
Subject: Auto Mall

FYI

----- Forwarded by Brian Bosshardt/COC on 12/07/2004 11:53 AM -----



"Renee Slattery"
<rslattery2@cox.net>
12/06/2004 09:03 AM

To: <boyd.dunn@chandleraz.gov>
cc:
Subject: Auto Mall

Please don't turn pecos corner into an auto mall,

The site is currently zoned for a retail center that would serve students with things like groceries, cafes, coffee shops, small boutiques, etc. No other corner of that intersection can provide these kinds of stores, so taking this parcel away would mean that students would have NO services nearby that they could call on during their school day.

Thank you,

Renee

I can't help it . . . that's what we all say when we don't want to exert ourselves.

Gilbert Community College, here's what you can do...

- * Spread the word!

- * E-mail David Delatorre (david.delatorre@ci.chandler.az.us) in Chandler's Long Range Planning Division and the Chandler Mayor (boyd.dunn@chandleraz.gov). They have to report the number of e-mails they receive on projects like this, and a high percentage of responses can send a message to the Council.

- * Attend the following meetings:

Neighborhood meeting Dec. 9 at 5:30 p.m. at Willis Jr. High School in the Chorus Room. This is where the developer will discuss their plans.

Public hearing on Dec. 15 at 5:30 p.m. at the Chandler City Council chambers at the Chandler Public Library (222 S. Delaware St.)

Public hearing on Dec. 16 at 7:00 p.m. at the Chandler City Council chambers

If you have any other questions, you can always e-mail me at this address or call me.

Thank you!

Stacey Hershauer
480.732.1204

 **Odetta Moore**

12/08/2004 03:33 PM

To: odetta.moore@ci.chandler.az.us, Linda.Porter@ci.chandler.az.us

cc:

Subject: TrackWise: Default Notification:SR #14943

12/08/2004 3:37 PM UST (GMT-07:00): SR Re-assigned from: Odetta Moore, PID-000366 to: Linda Porter, PID-002312 by: Odetta Moore, PID-000366

=====

Cost Center: 1510-Planning and Site Development
Date Opened: 12/08/2004 2:30 PM UST (GMT-07:00)
Assigned To : Linda Porter
Date Due: 12/15/2004

Requester Information:

=====

Jerry Owens
3151 S. Corrine Ct.
Gilbert, AZ 85296
Phone: (480) 219-8293
Alt. Phone:
Fax:
inphx2@aol.com

How Received: Email
Contact Required: Yes
Councilmember: <Not Set>

Description:

I am strongly opposed to the proposed General Plan ammendment from LOW DENSITY housing to REGIONAL COMMERCIAL at the NWC Pecos and Gilbert Roads. Although I don't live in Chandler, I am asking that you consider your nearby Gilbert neighbors. We purchased our homes after reviewing the Gilbert and Chandler General Plans. This is a MAJOR change to your plan. Please note that I did not complain about the auto mall at the SWC, as there will be commercial development on the south side of Pecos in Gilbert also, and that was known when we bought our house. Now, however, the NWC change is a major change right in a residential area. Please don't allow this change to be made! Thank you for your consideration.

Location_of_Problem: NWC Pecos and Gilbert. Proposal GPA04-0003 Chandler 202 Auto Park Phase II

David



Scott.Madsen@americ
awest.com

12/10/2004 10:04 AM

To: david.delatorre@ci.chandler.az.us, boyd.dunn@chandleraz.gov
cc:
Subject: Stop The Auto Mall

Gentlemen

Good morning and thank you for taking time to read this important email. Before I get started, let me ask you, when you researched your home for investment and a safe place for your family to live, did you consider your home to be visible and surrounded by a 24/7 lit AUTO MALL? Well I did not either. I am an Allen Ranch homeowner of Gilbert and once a Chandler resident of 4 years. I am against this announcement that Chandler is considering rezoning this property from residential to commercial. Has anyone considered the crime rate these malls bring to the surrounding areas along with all the Hazardous material or is the concern dollars without sense. I am here to ask that this proposal be reconsidered and relocated. The intersection and location of the proposed AUTO MALL is not the place to build for the future. The initial plan for residential zoning must continue on this property. The residence of Allen Ranch will be heard and we will ensure the residence and builders of the new sub-division being built west of the active farm will hear our voice as well as the surrounding residential areas of this proposed AUTO MALL. The Big Box WAL-MART was rejected on the corner of ALMA SCHOOL/QUEEN CREEK and we will ensure of the same results of the proposed AUTO MALL. Humanity has a place in all decisions. Thank you for your time.

Allen Ranch Homeowner



"Pinkesh Shah"
<netmgmt5@hotmail.com>

12/10/2004 10:45 AM

To: david.delatorre@chandleraz.gov, boyd.dunn@chandleraz.gov
CC:
Subject: Objection to proposed Chandler 202 Auto Park Phase II

Dear General Plan Coordinator and Chandler Mayor,

I am writing to register my OPPOSITION to the general plan and zoning amendment GPA04-0003 Chandler 202 Auto Park Phase II. This particular property is north of Pecos road and cramping into residential neighborhood. It will create safety hazard for children playing in the area as well as will not suit its residential surrounding.

A better choice would be restaurants, coffee shop type of development that will suit adjacent community college and residents.

I hope that you take my recommendation into serious consideration during zoning and planning process.

sincerely,

Pinkesh Shah
concerned citizen



<louis2003@cox.net>

12/10/2004 07:22 AM

To: <david.delatorre@ci.chandler.az.us>, <boyd.dunn@chandleraz.gov>
CC:
Subject: Proposed Auto Park Extension

Mr. Mayor and Mr. DeLatorre,
I am a resident of the Allen Ranch community directly East of the proposed Chandler auto park extension. I work in Chandler at Motorola. First I'd like to extend my appreciation, especially to David and Hank Pluster, and also to the other Chandler City employees who came to last night's neighborhood meeting and helped answer our questions.

My request to you, and the planning staff involved in this auto park extension, is to please consider the negative impact the auto park extension is having, and will have for years to come, on the the residents of Allen ranch and other surrounding communities. The few points I'd like for you to consider are:

1) The existing phase 4 plan of the Pecos campus of the college reflects a surrounding of athletic fields and a complete campus lifestyle. If you look at this Phase 4 picture and insert the auto park extension in the vacant area, it just doesn't fit. The surrounding college campus needs support businesses like day care for individuals trying to go back to college, food and school supply stores, coffee shops, etc.

2) The traffic studies being presented show less traffic from an auto park. I would challenge those presentation with the fact that the existing traffic from the college and residents of the surrounding communities will be the same traffic for a shopping plaza. We are already attending the college, going to/from work, and to/from the other surrounding shopping areas. An auto-park would bring in traffic from other areas of Chandler, Gilbert, Mesa, etc. from people car shopping. This traffic would not be normally present.

In closing I thank you in advance for any consideration you can grant our community with changing the proposed auto park extension to a more community-friendly shopping area. I know we are not Chandler residents but we are part of the surrounding community, no matter what city governs the area. You have the power and the ability to make a huge difference in the lives of many people for years to come. Please help us in this matter.

Thank You,
Louis DePalma
124 E. Mary Lane
Gilbert, AZ 85296
480-963-9276



"cincin47"
<cincin47@cox.net>

12/10/2004 07:45 AM

To: <david.delatorre@ci.chandler.az.us>,
<david.delatorre@ci.chandler.az.us>,
<david.delatorre@ci.chandler.az.us>, <boyd.dunn@chandleraz.gov>
cc: <mayor@ci.gilbert.az.us>
Subject: Proposed Auto Mall Site ion Chandler

Last night I attended a meeting to discuss the proposed auto mall site on the north west corner of Pecos and Gilbert Rd.

Never in a million years did I think an auto mall would be built at this corner location. If I had known this, I would have never purchased a home in the Allen Ranch neighborhood.

Chandler and Gilbert residents raised several issues from hazards materials, fire stations, lights and traffic from the service mechanics to test driving. Families in this neighborhood are very concerned about their property values and safety for our kids. Several residents would be walking out their front door and be looking straight at the auto mall. Not to mention they plan on more than one auto dealership in this corner!

Please consider the use of this land for something that would fit until a rural college community.

Gilbert Resident in Allen Ranch



"Don Catlin"
<boudie@cox.net>

12/08/2004 08:18 PM

To: <david.delatorre@ci.chandler.az.us>, <boyd.dunn@chandleraz.gov>,
<phill.westbrooks@chandleraz.gov>

cc:

Subject: Auto dealers

I live within a quarter mile of the proposed auto mall on the northwest corner of Pecos and Gilbert Roads.
I was not notified of this development as required by law.

I am opposed and expect you to oppose allowing auto dealers on this property.

Don Catlin
Country Place



jvcrain@juno.com

12/08/2004 07:24 PM

To: david.delatorre@ci.chandler.az.us

cc:

Subject: Auto Mall

I can't believe you would let a Auto Mall next to a college, What are you thinking!!!!

OPPOSE THIS REZONING !

Jeff C



"Susan Peart"
<supeart1@cox.net>

12/10/2004 11:54 AM

To: <david.delatorre@ci.chandler.az.us>, <boyd.dunn@chandleraz.gov>
cc: <noautomall@yahoo.com>
Subject: AutoMall

I am emailing you in regards to the land bought on the NW corner of Pecos and Gilbert. I attended the neighborhood meeting last night opposing the development of a car dealership on that corner. I understand that from the SW corner on down is already a done deal and we cant do anything about that. But it is not too late to stop this from happening. I STRONGLY OPPOSE the development of a car dealership at that location. It is unsafe for our children (potential buyers and service tech's test driving cars through our neighborhoods where our children play), it is unsightly (bright lights, big banners/balloons), etc... We understand that that Mr. DeRito has already bought the land and is going to try to get it rezoned. We do not want it rezoned as commercial!

When I bought my house 7 months ago, I understood that something would be built there someday. I thought that would be a grocery store, small strip mall, Walgreen/Osco/etc.... I never, ever thought that a auto mall would go up there. It so distracts from our nice neighborhood feel!

I will be at both meetings next week. Please take the communities request and DO NOT rezone the land for Mr. DeRito to put ANOTHER car dealership there! I think the ones that are going down Gilbert are enough!!!!

Susan Peart



<rg Hutchins@cox.net>

12/09/2004 10:30 AM

To: <david.delatorre@ci.chandler.az.us>

CC:

Subject: Rezoning next to Chandler Gilbert CC

Dear Mr. Delatorre,

I am writing in opposition to the rezoning of the property next to Chandler Gilbert Community College. It has come to my attention that the property is zoned Residential and Neighborhood Commercial. As a homeowner I am not opposed to business that are normal in neighborhood communities. I was told that Car Dealerships are trying to develop that land. That does not seem like Neighborhood Commercial to me. Car Dealerships are large and have a lot of traffic going in and out. I do not feel that it would be appropriate to have them located less than 100 yards away from my home. I do feel it is necessary to expand business in the city. I feel that this location is not good for me as a homeowner and as a resident of Chandler. There are locations which are closer to freeways and industrial centers that are much more suited for Car Dealerships. I stand with other neighbors in opposition of Car Dealerships developing that land.

Thank you,

Ryan Hutchins
2631 E. Folley Pl
Chandler, AZ 85225



"Lindsay Warner"
<linzybwarner@hotmail.com>

12/08/2004 10:10 PM

To: david.delatorre@ci.chandler.az.us, boyd.dunn@chandleraz.gov,
phill.westbrooks@chandleraz.gov
cc: jpick@cox.net, sharonkelty@hotmail.com
Subject: Please help save our neighborhood from an Automall!

Dear Sirs,

I have been living in the Pecos Aldea neighborhood for almost 3 years. When my husband and I bought our home, we were informed that the dairy on Gilbert and Pecos would be moving. Most nights we are plagued with the strong smell, and the faint moans of the cows. Some nights the stench is so horrible, going outside to enjoy our backyard is not possible.

We found out today, that the City of Chandler, and a group of developers are trying to rezone this land for an Automall. Multiple car dealerships...in the middle of neighborhoods! It even sounds ridiculous. We understand that the freeway will be passing close by, and we also realize that neighborhood commercial businesses will be erected, but car dealerships have no business being in a neighborhood. We don't want to deal with the noise on the loudspeakers, the bright lights, the marquee signs, the traffic congestion, and a big concern is the test driving. It is not okay for people to test drive cars down my street, at possible high speeds, where my child and my neighbors children are outside playing. Another huge concern is how this will affect the desirability and value of my home on the resale market.

Please keep in mind that this is an area that just recently graduated from 4-way stop signs to traffic lights. Pecos Road was just expanded to a 2 lane road. Now they will have to tear that up again to allow for more traffic to pass through.

Next to a college campus should be shops that encourage the college lifestyle, and benefit the neighborhood. Not scare perspective buyers away.

I am positive that Jackson Properties, which are selling homes directly next to the proposed sight, are not telling the homebuyers the wonderful view they will have.

We are asking for your help in opposing this rezoning initiative. There is not a shortage of vacant corners that are already zoned commercial in the surrounding areas, where this will not interrupt our community. The bottom line is, WE DO NOT WANT THIS. Please ask yourselves if this would be acceptable in your neighborhoods. Put yourselves in our shoes. How would you feel?

The smell of cow manure has never smelled sweeter...Thank you for your time and your attention to this most important matter,
Lindsay Pickering
2381 E. Derringer Way
Chandler, AZ 85249
480-629-4499



"Rob Mills"
<rmills@copperconsulting.com>

12/09/2004 11:48 AM

To: <David.delatorre@ci.chandler.az.us>, <Steveb@ci.gilbert.az.us>
cc:
Subject: Pecos & Gilbert rezoning

David and Steve,

My wife and I live at:

3145 S. Birch St.
Gilbert, AZ. 85296
The Estates at Allen Ranch

I am writing in opposition to the rezoning of the corner of Pecos and Gilbert roads from residential and neighborhood commercial to regional commercial.

The location of a car dealership so close to a residential area would negatively impact home values as well as quality of life in the community. The increase traffic associated with an auto mall would cause a safety concern in a residential area where family's walk and bike ride.

We purchased the house with the understanding the surrounding area was zoned either residential or neighborhood commercial. We would not of purchased the house if we knew of the intentions of an auto mall.

This community has a church, The Chandler Gilbert community college and several residential housing developments. To put a auto mall in the middle of this is not consistent with the community planning Chandler and Gilbert have done in other areas in the past. It is also inconsistent when compared with precedent set by other communities such as Tempe, Scottsdale, and others where businesses are grouped together in areas seperate from residential development. Chandler and Gilbert would be deviating from their normal community planning fo keeping residential areas safe, clean, and community friendly.

We oppose any rezoning of this area from it's original intended purpose.

Thank you,

Robert & Tammy Mills
(480) 821-0779



Dana Jenkins
<dana_dawg@yahoo.com>

To: david.delatorre@ci.chandler.az.us
cc:
Subject: Chandler Auto Mall

12/10/2004 02:09 PM

Mr. David Delatorre,<?xml:namespace prefix = o ns = "urn:schemas-microsoft-com:office:office" />

I'd like to voice my disapproval of the potential rezoning of the 16 acres on the NW corner of
<?xml:namespace prefix = st1 ns = "urn:schemas-microsoft-com:office:smarttags" />Pecos Rd. and
Gilbert Rd. and the subsequent expansion of the Chandler Auto Mall into those lands and urge you to do
the same.

My wife, three children and I moved to Arizona in July 2004 and purchased our home in what looked to be
a quite rural setting. That dream came crashing down when I learned, too late, of the Auto Mall going in
and now the proposed expansion. This expansion is of no benefit to the college, its students, or the
Chandler and Gilbert neighborhoods that surround it. The only intention of this expiation is for the
Chandler Auto Plex to boast larger acreage over the Gilbert Auto Plex. It will also, as I understand, create
a substantial revenue stream for the City of Chandler and on the other had reduce revenue from property
taxes as the value of homes will decrease. This proposed change to the existing plan will merely satisfy
the ego of a developer and devalue the lives of the hundreds of homeowners surrounding the mammoth
complex. Why choose to do this? There is plenty of area north and south of the 202 loop to place such a
business.

~danaj

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"Braeuer, Dirk"
<dirk.braeuer@intel.com>
m>

12/07/2004 11:58 AM

To: <david.delatorre@ci.chandler.az.us>, <boyd.dunn@chandleraz.gov>
cc: <paulao@ci.gilbert.az.us>
Subject: against planned Auto Mall extension on NW corner of Gilbert and Pecos

Dear Mr. Dunn, Dear Mr. Delatorre,

as a Gilbert resident of The Estates of Allen Ranch, NE corner of Gilbert and Pecos, I oppose the planned extensions of the Auto Mall (or re-zoning for that reason) for the obvious reasons like devaluation of our neighborhood due to unsightliness of the mall (flags, balloons, cars all over the place, possible 4 story car sales "tower"), increased traffic from shoppers and test drivers posing a threat to our children walking or riding/driving to school, bright lights at night, noise and speaker announcements and sales till late at night impacting the quality of our lives and an increase in crime.

It is bad enough that only a few neighbors were informed and not the entire neighborhood that is impacted, besides we were not informed about the auto mall itself on the SW corner between Pecos and the Freeway. I just found out last week and i don't like this very much either.

The other problem I have. As resident of Gilbert on the border to Chandler, my neighborhood is impacted as mentioned above but Chandler gets all the sales tax revenue of the mall and not Gilbert and its residents. I'd rather have the cows there then an auto mall.

Small retail, coffee shops and eateries for residents and students of the CGCC are much preferred and I believe that's what it's zoned for.

I appreciate your time to listen to my family's and our neighborhoods concerns around this project and give it the right consideration when making a decision in that matter.

Regards,

Dirk Braeuer and Family

(Allen Ranch Residents)



"April Meyer"
<april.meyer@cox.net>

12/06/2004 12:30 PM

To: <boyd.dunn@chandleraz.gov>, <david.delatorre@ci.chandler.az.us>
cc:
Subject: Chandler Gilbert CC Retail Corner

I received the following email from a friend and also live in the proximity of the school. I would rather see a shopping center as planned on the corner than an Auto Mall. I think that it is important for the college to have the appropriate necessary retail center instead of the alternative.

Thank you,
April Meyer
Chandler Resident

-----Original Message-----

From: Stacey Hershauer [mailto:stacey@focusaz.com]
Sent: Sunday, December 05, 2004 2:30 PM
To: greg okonowski; Jeffrey Koeller; David Moore; Jeff & Cindy Hershauer; April Meyer; Ninfa Milyard; Emily Bertram; Kendall & Lara Fink; Tina Tosetti-Menin; Beccy Hlawek
Subject: Serious Problem

Hello all.

As most of you know, I live at the northeast corner of Pecos and Gilbert roads, across the street from Chandler Gilbert Community College, and we were informed last week of a serious problem that affect many of you as well. I wanted to pass the info along...

The City of Chandler this month is conducting zoning meetings to determine whether or not to CHANGE the City's General Plan for the northwest corner of Pecos and Gilbert roads so that a developer can build an AUTO MALL directly next to residential neighborhoods and on THE SAME LAND PARCEL AS THE COLLEGE.

The site is currently zoned for a retail center that would serve students with things like groceries, cafes, coffee shops, small boutiques, etc. No other corner of that intersection can provide these kinds of stores, so taking this parcel away would mean that students would have NO services nearby that they could call on during their school day.

An Auto Mall, in addition, will create noise, distraction, traffic and crime. Imagine hundreds of test drives a day being conducted where students (someday our children!) are driving and walking to school in great numbers!!!

The Community College leadership and Chandler council members have not taken any measures to stop this and we're scared... for current students, for future students, and for our ONLY local community college campus. IF CHANDLER COUNCIL MEMBERS AND GILBERT COMMUNITY COLLEGE LEADERS WON'T FIGHT FOR ITS STUDENTS, I WILL!

I hope you dont' mind my sending along the info. I truly believe this is something that will affect ALL parents and students in Chandler, Gilbert, and beyond, and that means you as well.

E-mails, phone calls and attendance at meetings WORK to stop these kind of efforts in their tracks. If you feel strongly about saving Chandler

Brian Bosshardt
12/07/2004 11:54 AM

To: David De La Torre/COC@ci.chandler.az.us
cc:
Subject: save allen ranch/ gilbert commons

FYI

----- Forwarded by Brian Bosshardt/COC on 12/07/2004 11:50 AM -----



<azcondr@cox.net>
12/06/2004 07:04 PM

To: <boyd.dunn@chandleraz.gov>
cc:
Subject: save allen ranch/ gilbert commons

dear Mayor..I'm writing to you in the hope that you will reconsider the re-zoning of the N.W. corner of Gilbert and Pecos Roads. When we bought our homes at Allen Ranch that parcel was zoned for residential and neighborhood commercial. This is a wonderful opportunity for you and your council to do what's right. Not only for your city, but also for the surrounding neighborhood. Please, Mr. Mayor, look into other options and you will find the middle ground that everyone can live with...thank you..Vincent Bocchino



"David J. Kull"
<dkull@cox.net>

12/07/2004 10:55 AM
Please respond to dkull

To: <david.delatorre@ci.chandler.az.us>
cc:
Subject: Rezoning

I would like to voice my extreme displeasure with regards to the rezoning of the area east of the Chandler-Gilbert Community College, north of Pecos Rd. I live less than a ¼ mile north of the subject parcel and do not want anything to do with automobile dealerships this close.

When I purchased my home not longer than a year ago, certain disclosures were required, including the surrounding zoning classifications. Had I been aware of a possible zoning change or if had been listed as zoned for an automobile dealership, I never would have purchased this piece of property.

These types of businesses are more appropriately located in areas similar to the Elliot Rd. – I-10 auto mall; directly off the freeway, amidst other businesses, not sandwiched between residential neighborhoods.

I will be attending the neighborhood meeting on the 9th, as well as the two public meetings on the 15th & 16th to directly voice my concerns with this possible change.

I hope you take the public's input in mind prior to making any decisions that could directly impact our quality of life.

Thank you for your time.



"Susan Nusser, CPA"
<susan@smn-cpa.com
>

To: <david.delatorre@ci.chandler.az.us>
cc: <steveb@ci.gilbert.az.us>
Subject: Zoning @ Pecos & Gilbert

12/06/2004 09:08 PM
Please respond to susan

Mr. Delatorre-

I am a resident of Allen Ranch. My home is adjacent to the green belt between Gilbert Rd. and our neighborhood, so I have a clear view of the college, and the corner on which an auto dealership is proposed. I strongly oppose the proposed zoning change. I am very concerned with the increased noise, lights, and traffic this will impose on our neighborhood. I am so close the lights will shine in our windows! This is the type of business that belongs in an industrial or commercial area, not a family neighborhood.

Respectfully,
Susan Nusser
40 E. Mary Ln.
Gilbert, AZ 85296



"Renee Slattery"
<rslattery2@cox.net>

12/06/2004 09:02 AM

To: <david.delatorre@ci.chandler.az.us>
cc:
Subject: Auto Mall

Please don't turn the pecos corner into an auto mall.

The site is currently zoned for a retail center that would serve students with things like groceries, cafes, coffee shops, small boutiques, etc. No other corner of that intersection can provide these kinds of stores, so taking this parcel away would mean that students would have NO services nearby that they could call on during their school day.

Thank you,

Renee

I can't help it . . . that's what we all say when we don't want to exert ourselves.



"Moore, David"
<David.Moore@avnet.com>

To: <david.delatorre@ci.chandler.az.us>
cc: <boyd.dunn@chandleraz.gov>
Subject: Proposed Auto Mall @ Gilbert/Pecos

12/06/2004 04:13 PM

Mr Delatorre,

My family supports the retail center, NOT the auto mall.

Best regards,

David Moore
1773 E Jade Place
Chandler, AZ 85249
480-812-0603

———— Cooper Greens Subdivision
(swc Appleby & Cooper fd.)

-----Original Message-----

From: Stacey Hershauer [mailto:stacey@focusaz.com]
Sent: Sunday, December 05, 2004 2:30 PM
To: greg okonowski; Jeffrey Koeller; Moore, David; Jeff & Cindy Hershauer; April Meyer; Ninfa Milyard; Emily Bertram; Kendall & Lara Fink; Tina Tosetti-Menin; Beccy Hlawek
Subject: Serious Problem

Hello all.

As most of you know, I live at the northeast corner of Pecos and Gilbert roads, across the street from Chandler Gilbert Community College, and we were informed last week of a serious problem that affect many of you as well. I wanted to pass the info along...

The City of Chandler this month is conducting zoning meetings to determine whether or not to CHANGE the City's General Plan for the northwest corner of Pecos and Gilbert roads so that a developer can build an AUTO MALL directly next to residential neighborhoods and on THE SAME LAND PARCEL AS THE COLLEGE.

The site is currently zoned for a retail center that would serve students with things like groceries, cafes, coffee shops, small boutiques, etc. No other corner of that intersection can provide these kinds of stores, so taking this parcel away would mean that students would have NO services nearby that they could call on during their school day.

An Auto Mall, in addition, will create noise, distraction, traffic and crime. Imagine hundreds of test drives a day being conducted where students (someday our children!) are driving and walking to school in great numbers!!!

The Community College leadership and Chandler council members have not taken any measures to stop this and we're scared... for current students, for future students, and for our ONLY local community college campus. IF CHANDLER COUNCIL MEMBERS AND GILBERT COMMUNITY COLLEGE LEADERS WON'T FIGHT FOR ITS STUDENTS, I WILL!

I hope you dont' mind my sending along the info. I truly believe this is something that will affect ALL parents and students in Chandler, Gilbert, and beyond, and that means you as well.

E-mails, phone calls and attendance at meetings WORK to stop these kind of efforts in their tracks. If you feel strongly about saving Chandler Gilbert Community College, here's what you can do...

* Spread the word!

* E-mail David Delatorre (david.delatorre@ci.chandler.az.us) in Chandler's Long Range Planning Division and the Chandler Mayor (boyd.dunn@chandleraz.gov). They have to report the number of e-mails they receive on projects like this, and a high percentage of responses can send a message to the Council.

* Attend the following meetings:

Neighborhood meeting Dec. 9 at 5:30 p.m. at Willis Jr. High School in the Chorus Room. This is where the developer will discuss their plans.

Public hearing on Dec. 15 at 5:30 p.m. at the Chandler City Council chambers at the Chandler Public Library (222 S. Delaware St.)

Public hearing on Dec. 16 at 7:00 p.m. at the Chandler City Council chambers

If you have any other questions, you can always e-mail me at this address or call me.

Thank you!

Stacey Hershauer
480.732.1204



"Tom & Stephanie
Watson"
<tszwatson@cox.net>

To: <david.delatorre@ci.chandler.az.us>
cc: <boyd.dunn@chandleraz.gov>
Subject: City's General Plan for the northwest corner of Pecos and Gilbert roads

12/05/2004 08:05 PM

Dear David,

I'm a concerned citizen for the future development of the northwest corner of Gilbert and Pecos Roads! As a resident of Allen Ranch, I have concern for my two children while playing in our subdivision, waiting for the school bus, coming home off the school bus and the additional volume of traffic that an Auto Mall would add to our subdivision! Test drives, non-residents passing through our subdivision in route to or to avoid the busy intersection, noise, the added distraction of sales events and the constant glare of the facilities lights at night.

The City of Chandler is making a huge mistake by allowing or even considering this development. What attraction does an Auto Mall bring to the students of Chandler Gilbert Community College? Would not better use of that parcel of land be suited for residential or light density commercial? A small strip mall with a coffee or sandwich shop to lure the students of the college? Granted an Auto Mall would generate more revenue, but think of the lost revenue from new Chandler and Gilbert residents in this immediate area! We will advise every potential buyer of the Jackson Properties homes that Chandler has intent to position an Auto Mall across the street from them!

I can advise you that not only myself but many business professionals that live in the Allen Ranch subdivision will immediately list our homes and move out if the Auto Mall is approved. I moved to Gilbert and Allen Ranch because I was assured the immediate surrounding land was zoned for light density commercial and residential. If Chandler wants to be know for "SELLING OUT" and becoming the second "McDowell Auto Corridor" than proceed with your plans to change the zoning. Just advise the Mayor he is in an election year and we, the residents of Allen Ranch will make sure he is NOT reelected!!!

Sincerely yours

Thomas & Stephanie Watson
198 E. Benrich Drive
Gilbert, AZ 85296
(480) 620-9733



winmail.dat



"Yvonne Garcia"
<YGarcia@lrlaw.com>

12/03/2004 09:57 AM

To: <david.delatorre@ci.chandler.az.us>
cc:
Subject: Opposition to rezoning N.W. Corner of Gilbert/Pecos

I am writing in strong opposition to the rezoning proposed for the N.W. Corner of Gilbert/Pecos Roads to include multiple car dealerships. This rezoning is not compatible with the existing neighborhoods and the purpose of the College Area Plan adopted by the City of Chandler. This rezoning will negatively impact the surrounding development which includes the community college, a church and several housing developments. I appreciate your attention to this matter.

Yvonne Garcia
184 E. Benrich Court
Gilbert, AZ 85296

For more information about Lewis and Roca LLP, please go to
www.lewisandroca.com.

| | |
|-------------|----------------|
| Phoenix | (602) 262-5311 |
| Tucson | (520) 622-2090 |
| Las Vegas | (702) 949-8200 |
| Albuquerque | (505) 764-5400 |

NOTE: This message is intended only for the use of the individual or entity to which it is addressed. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by replying to the sender of this E-Mail by return E-Mail or by telephone.

Fidelis V. Garcia
184 East Benrich Court
Gilbert, Arizona 85296
602.796.4026 (cell)
e-mail: fidelis.noautomall@cox.net

January 18, 2005

HAND-DELIVERED

Chandler City Council Members ✓
Mr. Boyd Dunn, Mayor
c/o Marla Paddock, City Clerk
P.O. Box 4008, MS 606
Chandler, Arizona 85244-4008

Chandler Planning & Zoning Commission
Mr. Phil Ryan, Chairman
c/o Marla Paddock, City Clerk
P.O. Box 4008, MS 606
Chandler, Arizona 85244-4008

RECEIVED

JAN 18 2005

CITY OF CHANDLER
CITY CLERK

**Re: GPA04-0003 CHANDLER 202 AUTO PARK PHASE II
PLEASE VOTE NO TO GENERAL PLAN AMENDMENT**

Dear Council Members and Planning and Zoning Commissioners:

My name is Fidelis V. Garcia and I am submitting this letter in opposition to the above general plan amendment ("GPA") application known as the "Chandler 202 Auto Park Phase II." A **NO VOTE** to this proposed GPA amendment will preserve over 40 years of City planning (past and future), and maintain the quality and integrity of the Chandler-Gilbert Community College and its surrounding residential neighborhoods.

PLANNING HISTORY

In 1982, the South Chandler Area Plan was adopted by Council Resolution No. 1032. A study of this plan clearly demonstrates an established boundary line south of Pecos Road and west of Gilbert Road (see Attachment "A" herein). This fact is important as future area plans incorporate the same boundaries within their established areas. It is interesting to note that Jay Tibshraeny was a member of the Planning & Zoning Commission which adopted the South Chandler Area Plan.

In 1986, the Chandler Airpark Area Plan was adopted and "identified the Community College Planning Area as an area requiring more detailed land use planning due to the area's relationship to the Chandler-Gilbert Community College, the airport, the future San Tan Freeway and an existing single family neighborhood" (see Attachment "B" herein). Incorporated in the Airpark

Area were several areas of the South Chandler Area Plan. As is the case with the South Chandler Area Plan, study of the Airpark Area Plan also clearly demonstrates an established boundary line south of Pecos Road and west of Gilbert Road.

In 1994, the Community College Area Plan was adopted by Resolution No. 2200 (see Attachment "B" herein). The College Area Plan was required by the 1990 Land Use Element of the Chandler General Plan "for at least the square mile section within which a proposed project is located." The Community College Area Plan was "adopted by the City of Chandler as a general guideline for future land development within the area." It should be noted that Jay Tibshraeny was Vice-Mayor at the time Resolution 2200 was adopted, and both Lowell Huggins and Matt Orlando were Councilmen.

In 1996, an amendment to the College Area Plan was adopted by Resolution No. 2562 (see Attachment "C" herein). This amendment to the original College Area Plan provided specific land use designations for all development areas north of Pecos Road and west of Gilbert Road. In fact, the 1996 College Area Plan outlines the northwest corner of Pecos and Gilbert as Neighborhood Commercial (with all Regional Commercial clearly designated for south of Pecos). Resolution 2562 defined Neighborhood Commercial as follows:

These areas are intended to serve local commercial needs such as neighborhood shopping centers. Service uses such as cafes, shops, and/or coffee shops that can be creatively designed into integrated pad orientations with places to gather and relax or study would be appropriate for the commercial area just east of the community college. The minimum commercial areas should be 10-12 acres (net).

Like the original 1994 version, the 1996 amendment was to "serve as a guide for rezoning decisions development standards, and intensity." The 1996 Resolution was signed by Mayor Jay Tibshraeny. Boyd Dunn, Matt Orlando, and Martin Sepulveda along with Bob Robson were also members of the City Council.

In 1999, a comprehensive Santan Freeway Corridor Area Plan was adopted by Council Resolution No. 3138 (see Attachment "D" herein). A study of the Santan Corridor Plan, like all other previously mentioned plans, again clearly designates an established boundary line south of Pecos Road and west of Gilbert Road. "The primary value of the plan is to keep a pattern of land use cohesiveness and compatibility" (see CCMEMO 99-224, October 28, 1999). In pertinent part, this plan reads:

The Santan Freeway Corridor Area Plan will provide the City of Chandler with a guide for development and redevelopment over the next twenty years. A primary goal of the Plan is to protect existing and planned residential development from the impacts created by the Santan Freeway, thereby preserving quality of life aspects of the existing area. (*Emphasis added*)(see

“Santan Freeway Corridor Area Plan” Final Draft, Friday, October 01, 1999 at page 1-1).

* * *

The City of Chandler has designated the Santan Corridor Study Area for preparation and adoption as a detailed Specific Plan Area. Area plans are incorporated into the General Plan upon the approval of the Planning and Zoning Commission and adoption by the City Council. The Santan Area Plan supports the overall goals and policies of the General Plan and is compatible with surrounding uses proposed by the Plan. (See “Santan Freeway Corridor Area Plan” Final Draft, Friday, October 01, 1999 at page 1-2).

Like the 1996 College Area Plan, the Santan Freeway Corridor Plan clearly identifies all Regional Commercial development as being located south of Pecos Road and west of Gilbert Road. At no point does the Santan Freeway Corridor Plan designate or recommend that the property at the northwest corner of Pecos and Gilbert be used for Regional Commercial purposes.

In 2001, the Council adopted Resolution No. 3371. This Resolution adopted “written procedures to provide effective, early, and continuous public participation in the development of the update of the 2001 General Plan providing for compliance with the State of Arizona Growing Smarter and Growing Smarter Plus Legislation.” This Resolution contained a very comprehensive and interactive approach to public involvement in the General Plan process. This Resolution was signed by Mayor Jay Tibshraeny.

On November 1, 2001 the Council adopted the General Plan through Resolution 3447 – “General Plan Summary and Land Use Map.” In pertinent part, it reads:

How does the General Plan relate to me?

Residents can use the General Plan to learn about our City and how it plans to grow over the next decade. Recommendations regarding such items as land use, housing, redevelopment, growth areas, future services, water supply, recreational facilities, and transportation needs are all addressed in the General Plan.

How will the City Council, Planning Commission and the City staff use the Plan?

They will use the Plan as a guide to zoning decisions and more detailed planning, such as area or redevelopment plans. The City staff will also use the Plan to make

sure that **individual actions** remain coordinated and focused on the overall goal of "Building a Community of Character." (*Emphasis added*).

Land Use

The General Plan will assure our City is attractive and well-planned **over the next decade**. This Element establishes the different land use categories and densities, including a map that identifies where these **uses should be** located. The Land Use Element includes: The Chandler Land Use Map which **integrates existing Area Plans** and land use categories . . . (*Emphasis added*).

The General Plan was signed by Mayor Jay Tibshraeny, Vice-Mayor Boyd Dunn, and Councilpersons Lowell Huggins, Donna Wallace, and Phillip Westbrook were also on the Council when the General Plan was adopted.

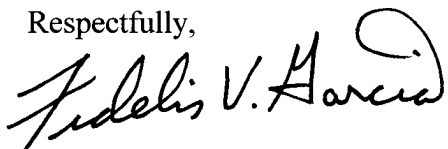
On March 12, 2002, the General Plan was ratified by Chandler voters.

SUMMARY

On March 12, 2002, the General Plan was ratified by Chandler voters as the latest step in a process that has always held the northwest corner of Pecos and Gilbert roads as a critical buffer between Regional Commercial development and the surrounding neighborhoods and Chandler-Gilbert Community College. Your Chandler citizens conveyed their support of the General Plan to you through their greatest American power – their vote. Your actions in the coming days will speak to your regard for that vote, and decades of careful land planning. I urge you to vote **NO** on this GPA amendment and exemplify what a "Community of Character" represents.

Thank you for your consideration. Please do not hesitate to contact me with questions.

Respectfully,



Fidelis V. Garcia

ATTACHMENT

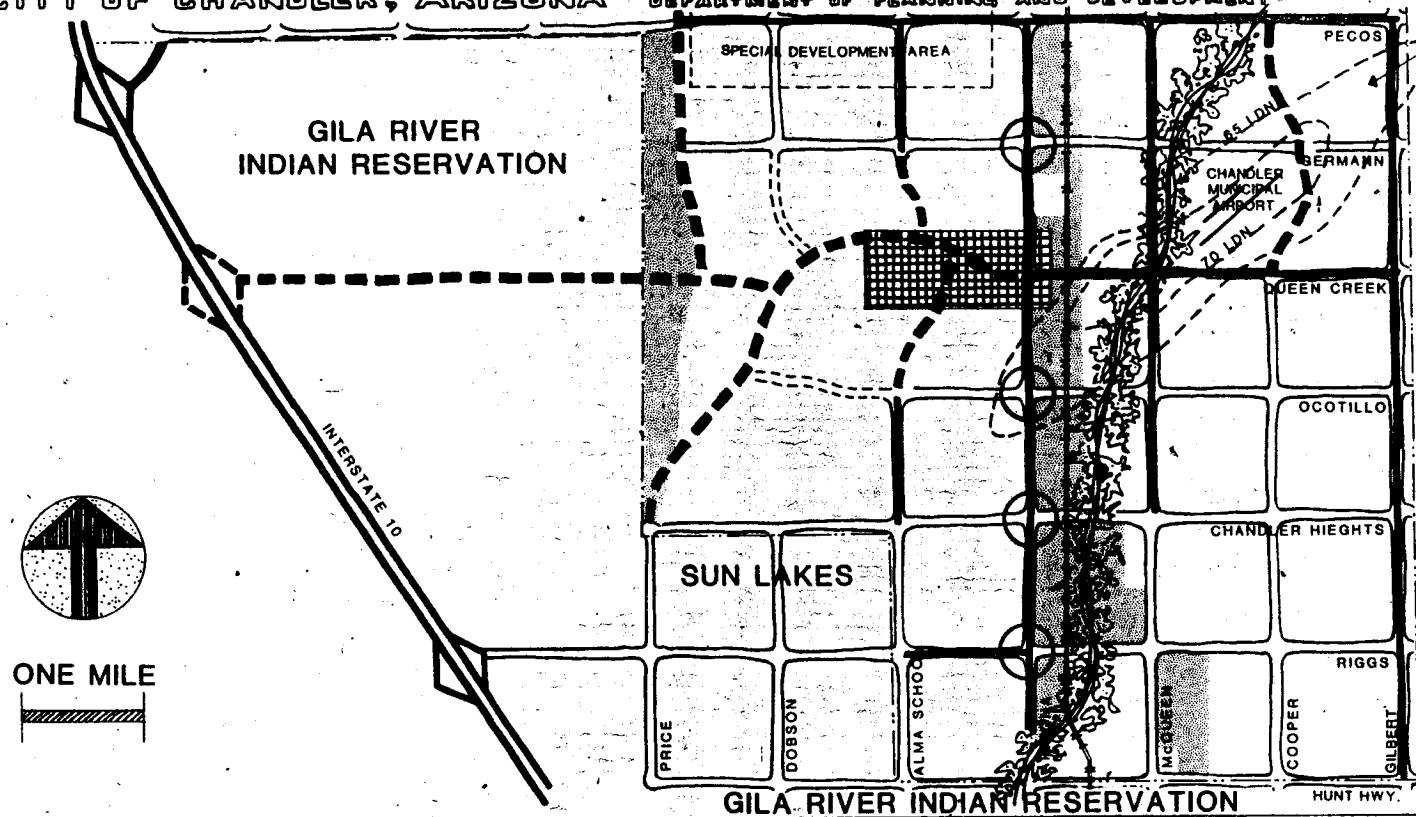
A

1133

403-01-1

SOUTH CHANDLER AREA PLAN

CITY OF CHANDLER, ARIZONA DEPARTMENT OF PLANNING AND DEVELOPMENT



AIRPORT RELATED AREA

PLANNING & ZONING COMMISSION
PUBLIC HEARING - FEBRUARY 4, 1982
FEBRUARY 11, 1982

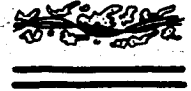
CITY COUNCIL
PUBLIC HEARING - FEBRUARY 25, 1982

ADOPTED BY COUNCIL RESOLUTION
NO. 1032 ON MARCH 11, 1982

AMENDED BY COUNCIL RESOLUTION
NO. 1133 ON JULY 14, 1983

LEGEND

- MAJOR EMPLOYMENT AREA
- PRINCIPLE RETAIL CENTERS
- TOWN CENTER
- SPECIAL LAND USE AREA



- EXISTING PROPOSED
MAJOR ARTERIAL SIX LANES
- EXISTING PROPOSED
MINOR ARTERIAL FOUR LANES
- CHANDLER PLANNING AREA

ATTACHMENT

B

RESOLUTION NO. 2200

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING THE "COMMUNITY COLLEGE AREA PLAN" AS A GENERAL GUIDELINE FOR FUTURE LAND DEVELOPMENT WITHIN THE AREA BOUNDED BY COOPER ROAD, SAN TAN FREEWAY ALIGNMENT (SOUTH OF WILLIS ROAD), GILBERT ROAD AND FRYE ROAD.

WHEREAS, an interest has been expressed in seeking a zoning approval for a particular development of property proposed at the northwest corner of Dobson and Germann Roads; and

WHEREAS, the Land Use Element of the Chandler General Plan as adopted by the Mayor and Council on December 20, 1990 Resolution No. 1886 requires the preparation of an area plan for at least the square mile section within which a proposed project is located; and

WHEREAS, the area's development is imminent as a continuation of established growth patterns; and

WHEREAS, the Chandler Airpark Area Plan which was adopted by the Mayor and Council in 1986 and which identified the Community College Planning Area as an area requiring more detailed land use planning due to the area's relationship to the Chandler/Gilbert Community College, the airport, the future San Tan Freeway and an existing single family neighborhood.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chandler, Arizona, as follows:

SECTION 1. That the attached Exhibit "A" Community College Area Plan as presented at the public hearing held by the Planning and Zoning Commission on January 5, 1994, is hereby adopted by the City of Chandler as a general guideline for future land development within the area.

PASSED AND ADOPTED by the Mayor and City Council of the City of Chandler, Arizona, this 27th day of January, 1994.

ATTEST:

Carolyn Dunn Cory C. Payne
CITY CLERK MAYOR

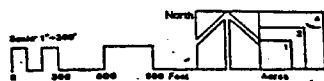
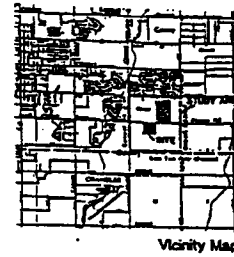
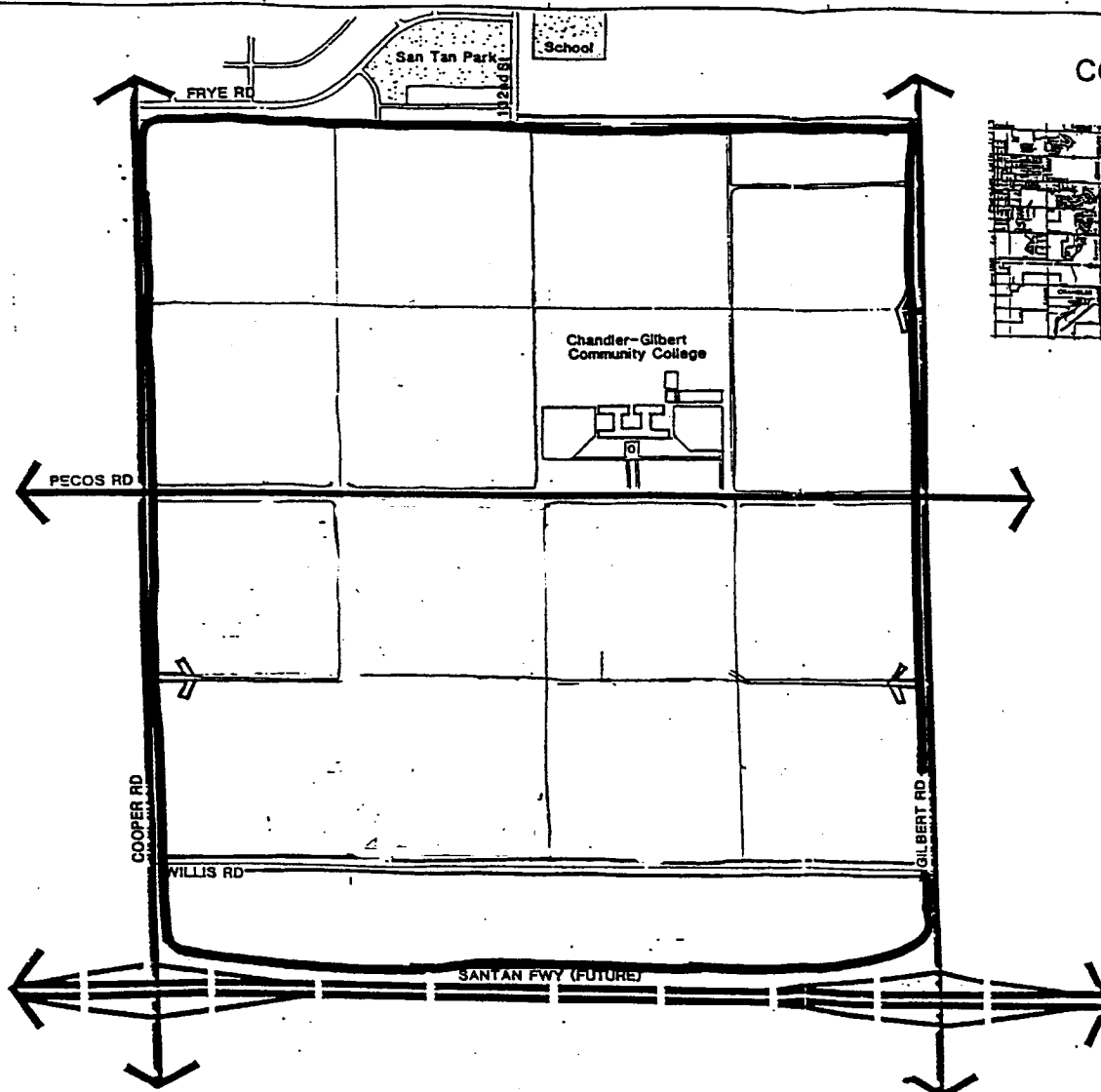
CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 2200 was duly passed and approved by the City Council of the City of Chandler, Arizona, at a regular meeting held on the 27th day of January, 1994, and that a quorum was present thereat.

APPROVED AS TO FORM:

Dennis M. O'Neill Carolyn Dunn
CITY ATTORNEY CITY CLERK

COMMUNITY COLLEGE AREA PLAN

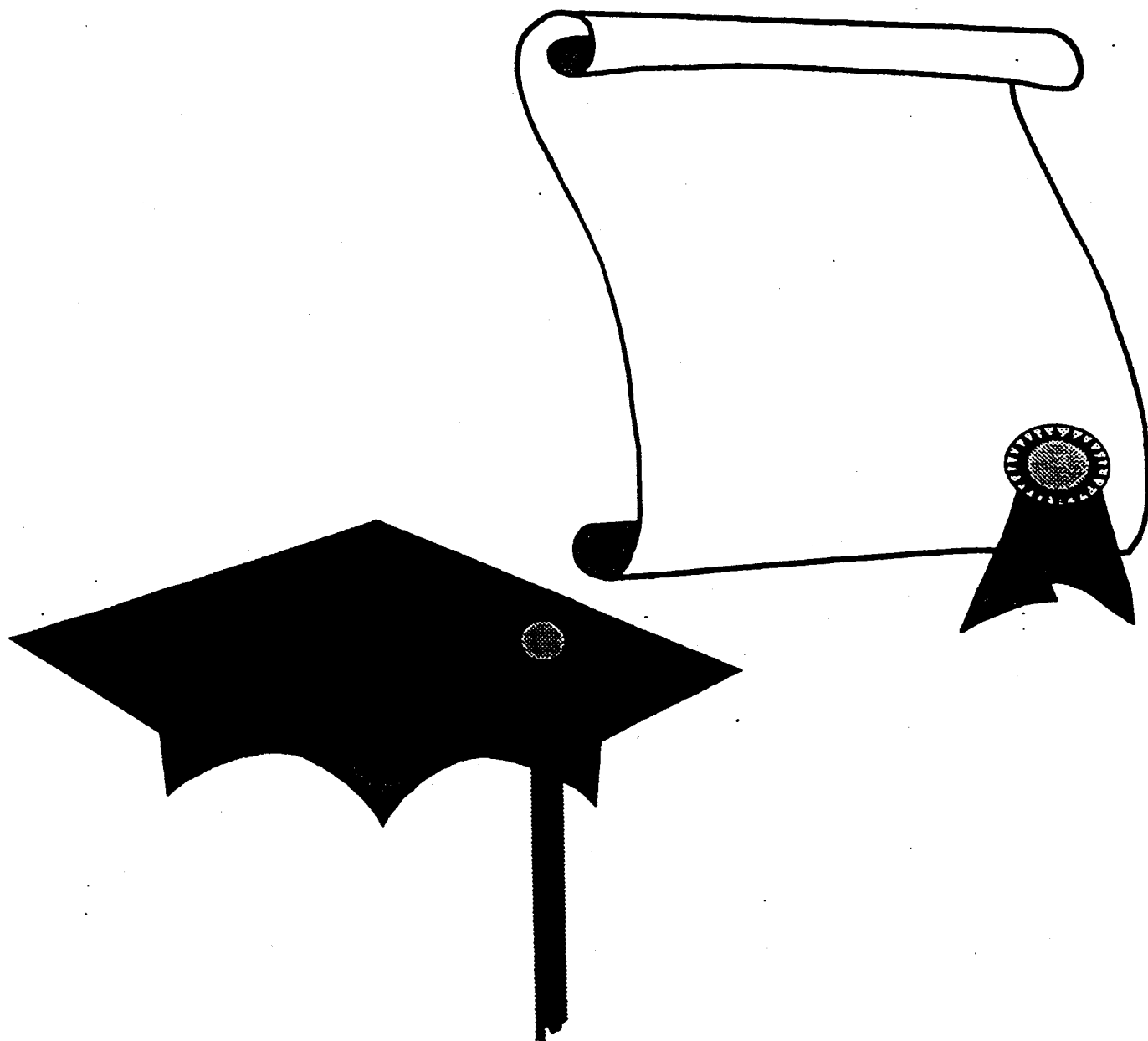


ATTACHMENT

C

COLLEGE AREA PLAN

As Per Resolution 2562. December 19, 1996



RESOLUTION NO. 2562

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING THE "COLLEGE AREA PLAN" AS A LAND USE GUIDELINE FOR FUTURE REZONINGS AND LAND DEVELOPMENT WITHIN THE AREA BOUNDED BY FRYE ROAD, GILBERT ROAD, COOPER ROAD, AND THE SAN TAN FREEWAY ALIGNMENT.

WHEREAS, the Land Use Element of the Chandler General Plan adopted by the City Council on December 20, 1990 requires the approval of an Area Plan for at least the entire square mile or larger within which a proposed rezoning has been submitted; and

WHEREAS, Several rezoning applications have been submitted and are pending approval of the Area Plan; and

WHEREAS, Council directed staff to prepare this amendment to the existing "College Area Plan" approved on January 27, 1994 as per Resolution 2200; and

WHEREAS, Such a master Area Plan including a map and narrative has been prepared by City of Chandler Planning and Development Department for consideration by the City Council after having received public input from the Planning and Zoning Commission and property owners at two previous public hearings;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chandler, Arizona, as follows:

SECTION I. That the attached map and narrative Exhibits, College Area Plan as presented to the Planning and Zoning Commission and approved at their public hearings held on November 6, 1996 and November 20, 1996, is hereby adopted as the guideline for future rezoning and development for the area as described.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona, this 19 day of December, 1996.

ATTEST:

Dep. Marla Paddock
CITY CLERK

Jay Liberman
MAYOR

RESOLUTION NO. 2562

Page 2

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 2562 was duly passed and adopted by the City Council of the City of Chandler, Arizona, at a regular meeting was held on the 19 day of December, 1996, and that a quorum was present thereat.

APPROVED AS TO FORM:

Dep. Marla Paddeck
CITY CLERK

Dennis M. O'Neill
CITY ATTORNEY

Jim Libbey
MAYOR

As Approved by RESOLUTION 2562 by the Chandler City Council on December 19, 1996.

COLLEGE AREA PLAN

OBJECTIVES

- 1) Develop a traditional residential neighborhood land use pattern over the northeast 160 acre quadrant south of the Colonia Coronita Neighborhood to enhance and sustain the stability of this neighborhood, create new residential areas, and maintain compatibility with the community college with effective buffers and separations.
- 2) Develop an effective collector street circulation system that discourages or minimizes unnecessary and disruptive traffic through neighborhoods yet provides convenient access to the school, park, and shopping center sites from within the neighborhood. In addition, extend Frye Road into the college property to divert traffic from athletic activities and parking lot east to Gilbert Road.
- 3) Provide for major commercial areas and opportunities along Gilbert Road that attract and cater to extended community and regional markets.
- 4) Establish a transitional land use area along the proposed corridor of the San Tan Freeway to encourage compatible uses along the corridor and provide an effective, compatible land use interface between the freeway and residential neighborhood.
- 5) Develop strategically located pedestrian-oriented open space systems that connect with the school and park sites.
- 6) Serve as a guide for rezoning decisions development standards, and intensity.

LAND USE DESCRIPTIONS

Low Density Residential. (LDR)

These areas are to be developed with single family homes with a minimum average lot size of 7,500 square feet; however larger average lot areas can be considered and are encouraged. (*)

Low/Medium Density Residential. (LMDR)

This designation can accommodate single family homes or clustered, patio, or detached condominium units with common areas and amenities. A maximum density of 8.0 dwelling units per acre can be achieved depending on the quality of the design innovations that create a unique and creative cluster concept and enhance the appearance and livability of these projects. (**)

Multifamily Residential. (MF)

These areas can be developed with townhomes, condominiums, or apartments between 12 and 18 dwellings per net acre. Although not specifically depicted on the land use map, multi-family projects may be located along arterial roads or adjacent to commercial developments provided that they are properly integrated with and compatible with surrounding uses and that they portray a high degree of environmental excellence in site and building design. (***)

Professional Office (CO)

Offices, non-retail commercial services, or daycare facilities are recommended. These uses can be incorporated into other commercial designations and need not be free-standing. In accordance with the General Plan, offices may be located along arterial streets.

Neighborhood Commercial. (NC)

These areas are intended to serve local commercial needs such as neighborhood shopping centers. Service uses such as cafes, shops, and/or coffee shops that can be creatively designed into integrated pad orientations with places to gather and relax or study would be appropriate for the commercial area just east of the community college. The minimum commercial areas should be 10 - 12 acres (net).

Regional Commercial. (RC)

This area should be developed with large-scale commercial uses that draw from a wide market area such as power centers, department stores, large office complexes, or community shopping centers (150,000 sq. ft. +). Business education, research and technical/vocational facilities may also be located within this area as long as the potential for large-scale commercial development is not compromised. Individual pads and free-standing high turnover uses should be discouraged until the major or large-scale commercial uses are already established. Hotels may also be considered in close proximity to the freeway interchange. Regional commercial uses should be adequately buffered from nearby low density (LDR) residential areas.

Transitional Uses. (TU)

This area located along the freeway corridor can be developed with office complexes, business parks, light industrial uses, and technical/vocational, business education and research uses in order to provide a compatible transition between the freeway and residential areas north of Willis Road. Due to the multi-use nature of this area, individual zoning applications may be required to provide information to adequately determine that individual users will be established in a planned fashion within this area including but not limited to such items as shared circulation, compatible building styles, compatible building masses, traffic management, and water/sewer availability.

Open Space and Buffers

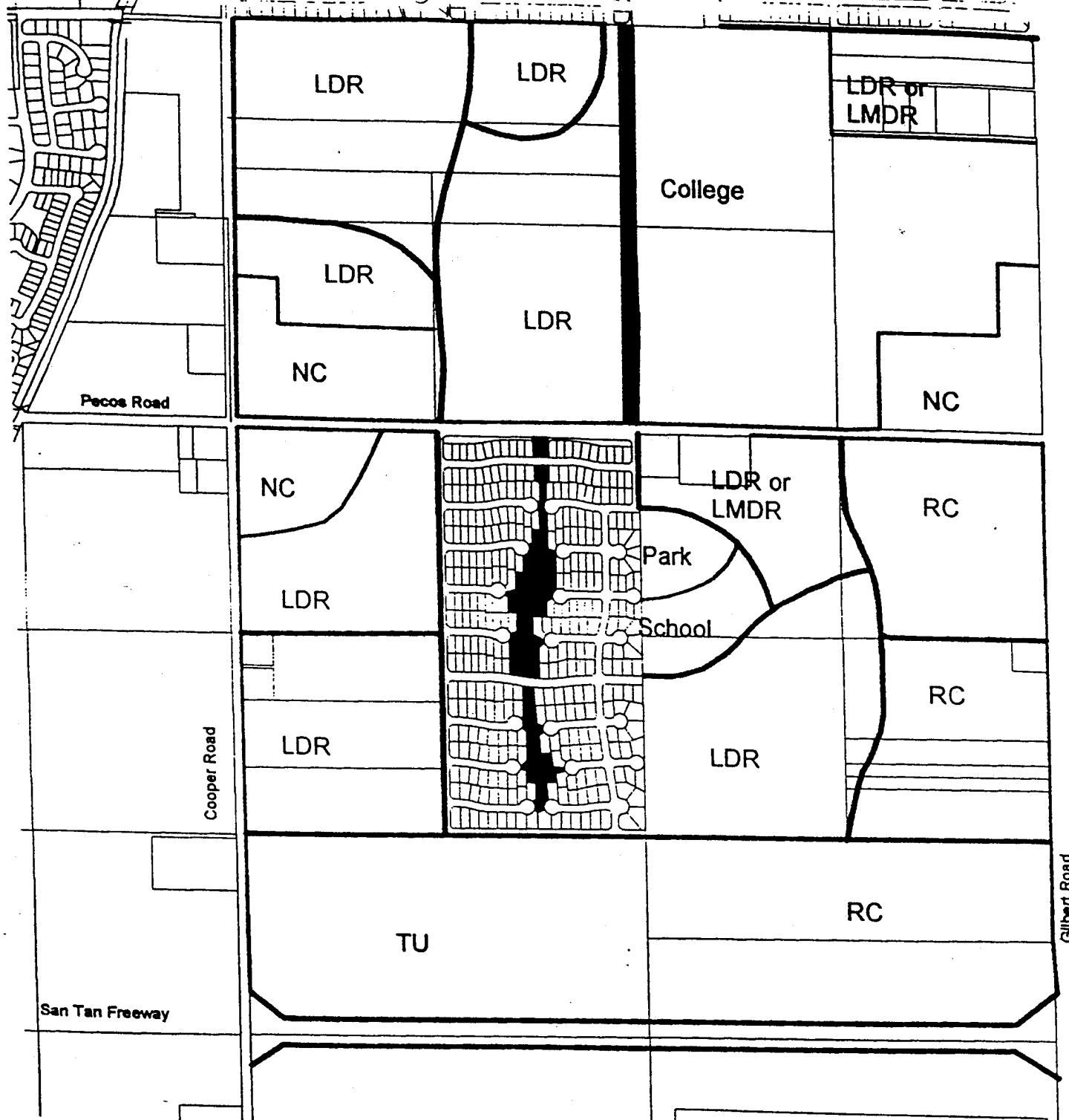
In addition to the 5 - 7 acre neighborhood park site as depicted, all residential developments shall contain useable open space covering at least 10 % of the total acreage. Pronounced pedestrian paths shall be constructed along the collector street systems in the residential areas west of the college to provide direct and efficient connections to the school and park sites in this neighborhood. Buffers should also be provided between the college and adjacent residential neighborhood with primary emphasis on physical separation. This separation can be implemented utilizing a combination of open space, deeper rear yard setbacks, street configurations, and internalized pedestrian areas. Methods of implementation would be decided at the time of rezoning and subject to Commission and Council approval.

School Site. As depicted next to the neighborhood park.

Other Circulation Concepts.

Street tree planting schemes are encouraged along collector roads. (****)

- * Subject to the Chandler Residential Development (Diversity) Standards.
- ** The Chandler Residential Development Standards shall be applied to the fullest extent possible, depending on the density and configuration of the product layout and site relationships.
- *** Multifamily developments will conform with the Multifamily Quality and Design Guidelines. Multi-family parcels shall be adequate in size and configuration to accommodate site-related quality features. Parcels less than ten net acres should be avoided.
- **** Landscaped street frontages with separated sidewalks can be credited with up to two (2) of the required standards related to subdivision design, as per the Chandler Residential Development Standards (subject to the extent and quality of the boulevard design).



College Area Plan

IR - Revised 11/14/86

ATTACHMENT

D

RESOLUTION NO. 3138

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHANDLER, ARIZONA, ADOPTING AN AREA PLAN (PL99-053, THE SANTAN FREEWAY COORIDOR AREA PLAN) FOR THAT AREA GENERALLY LOCATED BOTH ONE MILE EXTENDING NORTH AND SOUTH OF THE SANTAN FREEWAY CORRIDOR BETWEEN PRICE AND GILBERT ROAD LOCATED IN THE CITY OF CHANDLER.

WHEREAS, the Chandler City Council has resolved by previous resolution that it expects to implement the Chandler Land Use Element by adopting area plans prior to rezoning as provided for by law and as deemed appropriate in the opinion of the City Council; and

WHEREAS, Area plans are necessary to provide coordinated and comprehensive guidelines for future development in the City of Chandler; and

WHEREAS, The City Council directed staff to coordinate the preparation of an Area Plan along the Santan Freeway Corridor; and

WHEREAS, Public participation was maximized by notifying all property owners within the study area and conducting two major public workshops including a Planning and Zoning briefing prior to their regular public hearing; and

WHEREAS, all State of Arizona legal requirements for the adoption of area plans have been met;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Chandler, Arizona, as follows:

That the request filed as PL99-053, the Santan Freeway Corridor Area Plan is hereby approved and adopted as an area plan, as recommended by the Planning and Zoning Commission.

PASSED AND ADOPTED by the City Council of the City of Chandler, Arizona,
this _____ day of _____, 1999.

ATTEST:

CITY CLERK

MAYOR

CERTIFICATION

I HEREBY CERTIFY that the above and foregoing Resolution No. 3138 was
duly passed and adopted by the City Council of the City of Chandler, Arizona, at
a regular meeting was held on the 28th day of October, 1999, and that a quorum
was present thereat.

CITY CLERK

MAYOR

APPROVED AS TO FORM:

29.09

Published: